

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES



VERSION - JULY, 2013

DRB-Working.docx

**THESE DESIGN GUIDELINES ARE SUBJECT TO CHANGE.
CONTACT GRANBY REALTY HOLDINGS LLC TO INQUIRE
WHETHER THERE HAVE BEEN ANY CHANGES.**

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OVERVIEW

VISION

Granby Ranch is not just a village or a neighborhood; rather, it is a community placed within a spectacular natural setting, with a vision and goal to invent and create a place that is not only memorable but also appropriate to the allure of the Rocky Mountains and the West.

Granby Ranch, is committed to preserving and enhancing its pristine mountain environment and has chosen to require the appearance of all roads, amenities, landscape, residences and accessory buildings to take its inspiration and cues from the spirit and character of the Rocky Mountains and in particular the architectural character of the western ranch buildings. Modern interpretations of a western ranch vernacular, provided they are done using rustic, natural materials, will also be considered.

This architecture is distinctive, identifiable and is a natural response to the climate, environment and the ranch lifestyle. It is characterized by simple practicality; multiple building massings, with distinct functions, large pitched roofs and overhangs, porches or balconies, exposed natural log beams and/or timbers, wood siding, and simple rustic treatments of all exterior materials.

Some early Rocky Mountain structures are characterized by an understated human scale that simultaneously welcomes and “fits” comfortably into its’ surroundings. This can be achieved in numerous ways. One of the most effective and fundamental methods is to divide the building massings into a composition of smaller structures or massing. The scale and architectural interest of major structures can also be reduced and improved by stepping building heights, providing multiple rooflines, incorporating architectural features such as large roof overhangs, dormers, balconies, porches, and ornamental details.

INTENT OF DESIGN GUIDELINES

The intent of the Design Guidelines are to ensure that the vision for all Granby Ranch residential, Multi-Family and Enclave projects is met throughout the design and construction phases of each project and will result in a quality community. They are not intended to unduly restrict creative design or cost efficient construction.

Granby Ranch has been carefully planned from the outset to create a unique mountain community. Each development within Granby Ranch has been oriented for the best views, preservation of habitat, and optimum sun exposure. These guidelines are a continuation of that planning effort. When properly executed, these Guidelines will help to:

- Create an integrated community
- Minimize site disturbance
- Protect wildlife habitats
- Blend buildings with their site and to complement one another

DESIGN REVIEW

The Granby Ranch Design Guidelines govern all residential improvements, landscaping, and construction activities within the boundaries of Granby Ranch. These Guidelines are not static. The Declarant, as provided for in the Declarations, has the right to amend these guidelines from time to time.

The Design Review Board may consider and grant variances to these Guidelines if the applicant can demonstrate how the specific variance still inherently complies with the intent of the Guidelines.

These Guidelines have been prepared pursuant to Article III – Architecture and Landscaping - of the Second Amended and Restated Declarations of Granby Ranch recorded on May 17, 2013 at Reception #2013004356 (Also known as the “Granby Ranch Conservancy” and hereafter referred to as the ‘Declaration’) and as may be amended from time to time as provided therein. As provided in the Declaration, no structure or thing may be placed, erected or installed, and no improvements or other work (including staking, clearing, excavation, grading, and other site work, exterior alterations of existing improvements, painting or planting, or removal of vegetation) shall take place except pursuant to approval in compliance with the provisions of the Declaration and these Guidelines.

Pursuant to Article 3.2(b) of the Granby Ranch Conservancy Declaration Article 5.2 (a) of the SolVista Residential Declarations, and Article 5.2 (a) of the Granby Ranch Residential Declaration, the Declarant has designated a committee of persons appointed by the Declarant to review the design of all new construction and alterations that occur within Granby Ranch. The name of this committee is the Design Review Board (“DRB”). The purpose of the Committee is to review each proposed design application for compliance with these Guidelines, per Article III of the Granby Ranch Conservancy Declaration and Article V of the SolVista Residential Declaration and Article V of the Granby Ranch Residential Declaration. The DRB reserves the right to determine what is appropriate for each site. The goal is for all improvements to harmonize with their natural and man-made surroundings and not to dominate them.

REVIEW FEES

The DRB requires a reasonable fee for the review of all applications for improvements within Granby Ranch. The fee has been established by the DRB and may be adjusted from time to time. Reference Fees & Deposits for additional information.

REVIEW FEES & DEPOSIT TYPES

SINGLE FAMILY:

Pre-Design Review Fee for First Meeting	\$0
Pre-Design Review Fee for Additional Meetings	\$0 (each)
Design Review & Application Fee	\$700
Resubmittal Fee per meeting	\$250
Minor Modifications and Remodel Fee per meeting	\$0
Major Modifications and Remodel Fee per meeting	\$250
Construction Compliance and Damage Deposit	\$3,000
Landscape Compliance Deposit	\$2,000

MULTI-FAMILY AND ENCLAVE NEIGHBORHOOD:

Plan Preview Review Fee Multi Family and Enclave	\$250 per Model type
Design Review & Application Fee Multi-Family/Enclave	\$700 per Model type
Neighborhood Site Plan Review Fee	\$2,000 per Neighborhood
Resubmittal Fee per meeting	\$250
Minor Modifications and Remodel Fee per meeting	\$0
Major Modifications and Remodel Fee per meeting	\$250
Construction Compliance and Damage Deposit	\$3,000/building
Landscape Compliance Deposit	\$2,000/building

NON-LIABILITY

As provide in (1) Article 3.6 of the Granby Ranch Conservancy Declarations and (2) Article 5.2 (a) of the SolVista Residential and Granby Ranch Residential Declarations and (3) the standards and procedures established by Article III “Architecture and Landscaping” of the Granby Ranch Conservancy and (4) Article V “Architecture and Landscaping” of the Granby Ranch Residential Association are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Residential Community; they do not create any duty to any Person.

Review and approval of any application pursuant to this Article may be made on the basis of aesthetic considerations only, and the Reviewer shall not bear any responsibility for (i) ensuring the structural integrity or soundness of approved construction or modifications; (ii) ensuring compliance with building codes and other governmental requirements; (iii) ensuring that Units are of comparable quality, size, or of similar design, aesthetically pleasing, or otherwise acceptable to neighboring property owners; (iv) protecting views from any other Units or the Area of Common Responsibility; or (v) ensuring that no defects exist in approved construction.

Declarant, the Association, the Board, any committee, or member of any of the foregoing shall not be held liable for soil conditions, drainage or other general site work; any defects in plans revised or approved hereunder; any loss or damage arising out of the actions, inaction, integrity, financial condition, or quality of work of any Contractor or its subcontractors, employees or agents; or any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any Unit. In all matters, the Board, the DRB, and any members thereof shall be defended and indemnified by the Association as provided in Article 6.7 of the Granby Ranch Conservancy Declaration and Article 8.7 of the SolVista Residential and Granby Ranch Residential Declarations.

OTHER GOVERNING DOCUMENTS

These Guidelines are primarily intended to guide the development of the buildings and sites in an aesthetic manner. They shall not be construed to be the only standards that must be followed.

The Owner is responsible for obtaining and reviewing all current governing regulations that apply to their particular construction. The following is a partial list of referral documents, as may be amended and which apply:

- Declarations of Covenants, Conditions, and Restrictions for Granby Ranch Residential recorded on May 4, 2006.
- Declarations of Covenants, Conditions, and Restrictions for SolVista Residential recorded May 11, 2000 (formally known as “Silver Creek Residential”).
- Second Amended and Restated Declaration for Granby Ranch recorded on May 16, 2013 at Reception #2013004356 (also known as “The Conservancy” Declarations plus Amendments).
- Town of Granby Zoning and Planning and Subdivision Ordinances
- Annexation and Development Agreement SolVista Property.
- Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch recorded March 6, 2003.
- First Amendment to Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch recorded February 28, 2005.
- Second Amendment to Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch recorded November 29, 2007.

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- The Water Rights Agreement between Granby Realty Holdings LLC and The Town of Granby, recorded on August 17, 2007.
 - All applicable Local, State and Federal codes and regulations, including, without limitation, building, mechanical, plumbing, fire and electrical codes.
 - Exhibit 1 of the PDOD Sign Standards for Granby Ranch recorded March 15, 2005.
 - Exhibit 2 of the PDOD Exterior Lighting Standards for Granby Ranch recorded March 15, 2005.
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DRB DESIGN STANDARDS

SITE DEVELOPMENT STANDARDS

SINGLE-FAMILY RESIDENTIAL DESIGN

Single-Family residential neighborhoods are intended to contain individual custom homes. Thus, only two (2) homes of the same street-front elevation will be approved per 10 home sites, if the neighborhood has 10 or more home sites. Also, the same elevations cannot be adjacent (bordering or across-the-street). Two residences may not have the same street-front elevation within a residential neighborhood containing less than 10 Single-Family home sites.

MULTI-FAMILY RESIDENTIAL DESIGN

Multi-Family is used to describe: 1) Duplexes, 2) Triplexes, 3) Condominiums, 4) Town homes 5) Apartments and any other multi-unit projects developed under a common architectural theme.

- The minimum size of a Multi-Family attached dwelling unit shall be 500 square feet.

ENCLAVE RESIDENTIAL DESIGN

The term “Enclave” is used to describe attached and detached residential units within a planned neighborhood all of which are developed under a common architectural theme.

All Enclave neighborhoods must receive designation as such by the Granby Ranch DRB before qualifying as such.

In order for a project to be designated as an “Enclave” neighborhood it must meet the following criteria by the DRB:

- Project must consist of multiple Single-Family dwelling units, with a minimum of five (5) separate dwelling units within a single neighborhood
- Each dwelling unit must be a minimum of 1,000 square feet
- Project must be self-contained and separated as a development pod from other neighborhoods

- Project must be designed under a common architectural theme, whereby all structures have a common look and style with regard to form and massing, building height, scale and exterior colors and materials,

Enclave residential neighborhoods are subject to the following restrictions:

- Future changes to exterior design, not originally part of the approved Enclave design, are not permitted. Additions to or construction of any detached structures is prohibited.
- Minor exterior improvements, such as decks and/or patios may be considered on a case by case basis and shall be approved by the DRB
- Granby Ranch Design Guidelines shall govern and supersede all other Associations and covenants of an Enclave. If an Association, or other form of governing body is not maintained or becomes null and void the Enclave neighborhood shall comply with all rules, regulations and enforcement of the Granby Ranch DRB guidelines in perpetuity.

SITING

When determining the best siting of your home at Granby Ranch, you will want to take advantage of the abundant sunshine, wonderful scenery, distant vistas and natural topography. There are many siting considerations you should pay special attention to:

- Minimize site disturbance
- Protect special site features
- Orient the building to take best advantage of views and solar access
- Integrate the structure into the land

Buildings should be responsive to site features such as trees, terrain, natural drainage patterns, views and sun exposure. There should be as little disruption of existing vegetation as possible.

A structure on a hillside should step down with the slope and, if appropriate, the long axis of the building should be parallel to the land contours. The goal is to situate the building so that it fits naturally into the landscape and should appear to grow or develop from the land. This will not only minimize the site disturbance, it will also create architectural interest by reducing the visual mass of the building.

BUILDING ENVELOPES/SETBACKS

Building envelopes (setbacks) have been specifically identified within all Granby Ranch residential neighborhoods and are as shown on the recorded Final Plat and supplemental

information and dictated by setback requirements by the Town of Granby. This area, designated on each lot, is for the exclusive use of the Owner, within which all buildings, decks, patios, and roof overhangs may occur.

As required in the PDOD, no structures shall be allowed outside of any building envelope, except that cornices, canopies, eaves, or other similar architectural features may extend up to 12 inches outside the building envelope, provided that minimum separation between structures is maintained as required by the International Building Code, the structure does not encroach into or over any descriptive easement and all footers and foundation walls are within the Building Envelope.

Those portions of the driveway, utilities, landscaping and grading, as may be required to serve the proposed development, are allowed to extend outside the building envelope.

All accessory uses shall be kept as close to the house as possible to maximize surrounding natural area.

The Building Envelope must be depicted on the plans (refer to Design Review: Submittal Checklist).

GRADING AND DRAINAGE

Grading is used to blend the building with the site, move moisture away from the structure and to create a smooth transition between natural and man-made grade changes. Grading shall be kept to the minimum. All contour grading must occur within the Construction Zone (as described) and shall not impact adjacent properties.

The maximum slope shall be 2:1 (horizontal: vertical). The DRB will consider variances only when accompanied by stamped professional engineered design drawings.

All disturbed areas shall have clean topsoil reapplied and re-vegetated. Topsoil shall be removed and stored for reuse on the same project within the Construction Zone.

- Existing drainage patterns shall be not be altered or interrupted.

Runoff volumes entering and exiting the site shall not change from pre- to post-development. Natural overland drainage is recommended. Typically, the drainage system shall distribute the runoff over large areas of land. This slows the runoff velocity and increases absorption, which reduces the chance of erosion. Swales shall be widened to naturally blend into the existing slope. Open lined channels or pipes concentrate runoff rather than disperse it evenly and slowly, therefore, they are not permitted, unless specifically approved by the DRB.

The Owner is responsible for having a geotechnical engineering report prepared by a registered professional engineer, and other necessary inspections to assure adequate

design and construction. Drainage shall be designed to slope away from the foundation at 5% minimum for the first five feet or in accordance with the Owner's geotechnical report.

- Single-Family projects shall be designed and stamped by a Colorado licensed Engineer or Architect whom shall design and specify all appropriate drainage and grading requirements for the lot including specifying the size and proper installation of all culverts and other drainage devices.
- Multi-Family and Enclave projects must be designed by Colorado licensed Architect and stamped by a Colorado licensed Engineer whom shall specify all appropriate drainage and grading requirements for the project including drainage of all impervious surfaces and shall specify the size and proper installation of all culverts and other drainage devices.

RETAINING WALLS



Retaining walls, low landscape walls, fences and other screening elements are encouraged to facilitate changes in grade, to define exterior living spaces and to transition from native to manicured landscape areas. Terracing with the use of retaining walls is preferred rather than mass excavation and re-contouring.

Retaining walls attached or near the structure shall appear as a continuation of the building and match the architectural materials, textures and colors while retaining walls used in landscaping shall be constructed of natural stone material and reflect the indigenous characteristics that are found naturally in the area. The use of stucco, brick or wood as wall material is inappropriate

- The use of retaining walls more than 4 feet in height is discouraged by the DRB.
- Walls more than 4 feet in height must be designed and stamped by a professional engineer.
- Provide bottom-of-wall and top-of-wall elevations on site plan
- Retaining walls and proposed grades shall be depicted on the



site plan

Retaining walls may extend beyond the building envelope but shall remain within the Construction Zone.

DRIVEWAYS

Driveway requirements shall be those set forth by the PDOD (see Figure 5.4 and 5.5 of the First Amendment recorded February 28, 2005 for design standards).

Residential driveways shall be a minimum of (12') feet wide and no wider than (16') feet wide from the connection at the public right-of-way to the residence. Grades for driveways cannot exceed 5% for the first (24') feet, and at no point thereafter, exceed 12%.

Driveway entrances should have clear visibility of oncoming traffic and intersect with the public road at 90 degrees, which will allow safe access onto the public road. Drives on sloping ground should not run perpendicular to land contours, and all cut and fills shall be softened in accordance with grading guidelines and then re-vegetated over clean topsoil. Interference with natural drainage flows should be avoided. Properly engineered culverts must be installed at all locations where the driveways intersect drainage patterns.

Paved driveways are necessary for access but they are also an important component of the landscaping and are, therefore, subject to the requirements of both the Landscape Compliance Deposit and the Construction Compliance and Damage Deposit. A completed and properly paved driveway is required before either of the deposits will be returned.

Appropriate surfaces for driveways in Granby Ranch include asphalt, stamped asphalt, cobbles, brick pavers, exposed concrete and colored concrete. Brominate gravel and porous stone are unacceptable as paving materials.

The only approved access for construction of a residence will be over the approved driveway for the lot.

- Minimum culvert size for all driveways shall be a minimum of twelve inch (12") diameter or as specified by Engineer or Architect
- Single-Family driveways must be designed and stamped by a Colorado licensed Engineer or Architect whom shall specify the driveway slope and all appropriate drainage and grading requirements for the project including specifying the size and proper installation of all culverts and other drainage devices.
- Multi-Family and Enclave project driveways must be designed and stamped by a Colorado licensed Engineer whom shall specify the driveway slope and all

appropriate drainage and grading requirements for the project including specifying the size and proper installation of all culverts and other drainage devices.

PARKING

Parking requirements shall be those set forth by the PDOD Article 6, “Parking Standards” or proper authority having jurisdiction. Two (2) off street parking spaces per residence are required (may consist of driveway and/or garage). Accessory equipment such as snow blowers, bikes, skis, etc. must be stored in garages and/or storage buildings, attached or detached.

- Storage of recreational vehicles and equipment is not allowed in exposed parking areas.

MULTI-FAMILY CIRCULATION & PARKING

Traffic circulation patterns are a critical component in creating a Multi-Family Village. Minimize roads by creating efficient circulation patterns that service clusters of buildings.

Single loaded roads should be avoided where possible. Large, multi-unit buildings should be serviced by auto courts.

Garages may be integrated into the building mass. Clustered multi-unit projects may have attached garages, separate parking garages and/or uncovered parking, although enclosed parking in Granby Ranch’s high mountain environment is strongly recommended.

- Road design, cuts and fill, slope grading and all disturbances outside of the property boundaries must be described and submitted to the DRB for approval. Road cuts and other disturbed areas shall be restored to the same or better condition as existed prior to any site disturbance.
- Parking requirements shall be those set forth by the PDOD Article 6, “Parking Standards” or proper authority having jurisdiction.

SNOW MANAGEMENT

Snow storage areas must be provided for each lot/property and all snow storage shall be contained within the property line and shall not encroach into adjacent properties, streets or right-of-ways.

Snow storage areas must be provided for driveways, walkways, and parking areas and must equal a minimum of 25% of these areas. Snow storage areas must be tabulated and graphically indicated on the site plan.

Snow removal must not be directed to where it can endanger or adversely affect pedestrians, adjacent properties and interrupt traffic flow.

Provide snow storage areas strategically within the landscape for easiest snow clearing activities. Snow storage areas should not have delicate plants.

PATIOS, PORCHES, WALKWAYS AND DECKS

Patios, porches, walkways and decks are encouraged for two reasons, they:

- help break up the building elevation, and
- provide spaces that encourage outdoor living and enjoyment.

Patios, porches, walkways and decks shall be visually integrated into the building design. A “tacked-on” look should be avoided and will not be approved by the DRB. Like other architectural elements, these types of improvements should help to break up the building mass. Such spaces shall not be used for storage.

Patios, porches, walkways and decks serve as an effective transition between the mass of a building and the topography, vegetation and other natural characteristics of a site. The location and size of patios, porches, walkways and decks should be determined based on the characteristics of the site as well as its intended use. Unless specifically approved by the DRB, these



improvements should be located within the building envelope. Acceptable paving materials for patios and walkways include flagstone, sandstone, cobbles, concrete pavers, and exposed or colored concrete.

Railings for these elements shall be integrally designed to blend and complement the architecture of the home. Reflective materials will not be approved.



Care should be taken when designing decks on a sloped site, since the underside of the deck may be unattractive, and public view of the deck bottom should be avoided. Deck support columns should appear substantial, and be connected to the ground with properly scaled bases and the proper use of materials such as stone. Exposed concrete at the base of columns is prohibited

ACCESSORY BUILDINGS & GARAGES

Accessory buildings such as barns and freestanding storage buildings or garages shall reflect the architecture of the main structure and use similar materials, colors and form. Creating a 'ranch compound' with several buildings would be in the Granby Ranch theme. The DRB strongly encourages the use of wooden or wood clad garage doors.

- All accessory buildings must be located within building envelopes
- Open-air freestanding carports are not allowed

UTILITIES

All utility connections, meters and equipment shall be concealed from public view by elements of the architecture and/or sufficient landscaping.

Roof mounted equipment is discouraged. If roof mounted equipment is necessary on a Multi-Family project then it shall be screened from site using complementary architectural elements.

On lots where Owners wish to install individual sewer lift stations or where elevation changes require the use of such equipment, the Owner of each such lot shall be responsible for the installation; maintenance and operation of the individual sewer lift station.

Individual lot Owners and/or HOA's shall be responsible for all maintenance and repairs of utility service lines, connections, facilities and related equipment providing service to such projects constructed upon such lot, with such responsibility to begin at the point of connection to the utility provider through to the termination at the structure.

OUTDOOR ELEMENTS

- All outdoor elements must be located within the building envelope, unless specifically approved by the DRB.
- Gazebos are allowed but shall blend with the architecture of the house.
- Hot Tubs are allowed but must be screened from view. The screening must be compatible with the architecture of the house.
- Children's Play Equipment shall be of natural materials with earth tones. The size, location and screening shall be considered in order to minimize the visibility, noise and impact to adjacent lots.
- Doghouses shall be constructed of material consistent with the home and shall be located so as to minimize off-site noise and odors and visibility from adjacent lots.
- Satellite Dishes shall be no greater than eighteen inches (18") in diameter. Any equipment larger than (18") shall be considered on a case-by-case basis.

Yard art must be submitted to the DRB for consideration on a case-by-case basis and will only be allowed if specifically approved by the DRB.

REVIEW OF OUTDOOR ELEMENTS

Review of all landscaping, outdoor elements (including yard art), decks, patios and miscellaneous improvements must be submitted and approved by the DRB.

Any alterations or additions to an already completed project or an alteration to a project under construction, including landscape revisions, must also be reviewed and approved by the DRB.

Any additions or changes completed without DRB approval will be in violation of the Declarations and is subject to enforcement action. This includes re-staining or painting of any structure unless the exact same colors previously approved are used again.

FENCES, ENCLOSURES & SCREENING

The use of living fences is strongly encouraged in lieu of traditional fencing and screening. Wood fencing may be used for screening but is subject to DRB approval. Ornamental metal fencing may be allowed when used as an accent decoration, a gate or similar features. Fenced enclosures shall be restricted to the building envelope area. The actual fence material may not exceed (144') lineal feet. Integration with the architecture and site will be considered as part of the enclosure's approval. Any fence or enclosure shall be located in the rear of the building and not directly visible from the primary street view.

- All fences should be constructed of natural wood and/or stone and shall be submitted to the DRB.
- Chain Link and all reflective materials are prohibited
- Dog runs are not allowed

Privacy screens may be utilized in screening decks, patios and hot tubs. Screens shall be limited to the building envelope, shall compliment the architecture and shall not exceed 6'-0" in height.

- In no case shall walls, screens or fences follow property lines.

MAINTENANCE

Maintenance of the building and landscape shall be the responsibility of the Owner or property manager. Building damage shall be repaired immediately; dead or dying plants replaced immediately, and weed and litter control done continuously.

GREEN DESIGN STANDARDS

DESIGN

Green building design addresses a broad range of techniques to reduce the consumption of natural resources during construction and over the lifetime of a home. Green building techniques include designing structures to be energy and water efficient, utilizing building materials that reduce resource consumption and improve indoor air quality, and taking maximum advantage of renewable energy resources such as wind and solar.

MATERIAL EFFICIENCY

Select sustainable construction materials having the following characteristics: reused and recycled-content; zero or low off-gassing of harmful chemicals; zero or low toxicity; sustainably harvested materials; high recyclability, durability, and longevity; and local production. Such products promote resource conservation and efficiency. Using recycled content products also helps develop a market for recycled materials being diverted from landfills.

Use dimensional planning and other material efficiency strategies during design. These strategies reduce the amount of building materials needed and cut down on construction costs and waste. For example, design rooms on 2-foot multiples to conform to standard sized wallboard and plywood sheets.

Design with adequate space to facilitate recycling collection and to incorporate a solid waste management program that prevents waste generation.

WATER EFFICIENCY

Minimize wastewater by using ultra low-flush toilets, low-flow showerheads and other conserving fixtures and appliances.

Use recirculation system for centralized hot water distribution. Or install point-of-use hot water heating systems for more distant locations of the home.

SOLAR

Solar orientation is very important in high country snow climates. It is recommended that passive solar design features be integrated into the design of the building. South facing glassed 'sun' rooms are an example. Another might be the paving used on an outdoor patio. A high thermal density product will re-radiate heat absorbed during the day, making these patios comfortable during the cool evenings.

Active solar systems, such as solar panels, shall be complimentary to and blend with the architectural style of the building and must be submitted and approved by the DRB prior to installation. The DRB will grant approval of such systems on a case-by-case basis.

Any proposal to install solar panels or cells on a property must be accompanied by an illustrated description of how such equipment will blend into the overall design and minimize aesthetic impacts.

Solar panel collectors can be placed to gain maximum solar exposure but still not create a visual impact. Reflective surfaces are prohibited.

Access to sunlight is important for energy efficiency and landscaping as well as for homes that use solar energy. It is also important to ensure adequate access to sunlight on the south side of properties so that passive solar heating opportunities are available and solar energy systems can be installed.

Even if an active solar energy system is not included in the initial project, simple design considerations can make installing such a system, at a later date, much easier and cost effective. For example, leaving at least 300 square feet of roof space for mechanical equipment and vents facing south could make that area available for an energy system in the future.

ARCHITECTURAL BUILDING STANDARDS

BUILDING AREA

The primary dwelling unit shall be a minimum of 1,200 square feet and a maximum of 10,000 square feet of habitable space excluding basement, garage, crawl spaces, and any accessory housing units.

If two or more stories are designed, the floors shall not be of equal square footage and the main level shall have a minimum of 1,000 square feet of living space. The square footage from floor to floor shall vary to favor an asymmetrical building mass. This will strengthen the ranch character appearance. The exception shall be that floors may be of similar size if they are stepped up or down a hillside and are offset from one another by approximately one-third.

The building footprint (the area covered by the first floor of the house) shall not exceed 8,000 square feet. Freestanding garages must be at least 400 square feet but shall not exceed 50 percent of the main building footprint.

- Building area for Multi-Family and Enclave projects are defined above in the sections titled, 'Multi-Family Residential Design' and 'Enclave Residential Design'.

MANUFACTURED HOUSING

Allowances may be given for panelized construction or component manufacturing. This type of construction where components such as trusses or wall panels are delivered already assembled, to the site can save construction time. Applicant must submit product or manufacturer information to the DRB for consideration and approval. Allowances may be given to factory-built sectional housing on a case-by-case basis.

BUILDING HEIGHT

Building Height is limited to the limits set forth by the recorded Planed Development Overlay District (PDOD).

BUILDING MASSING



Buildings shall be designed to reduce the perception of their overall mass and as a composition of additive, asymmetrical forms.

Creating a complex form with overhangs, recesses, and additive architecture will be preferred over simple, monolithic forms. The roof form, given its dominance, will benefit from elements such as gabled ends and

dormers and covered decks.

The mass may also be reduced in scale by dividing the building into smaller component parts. This will give the impression that the building has been altered and/or added to over the years; very much like a ranch. Outdoor spaces (loggias, arcades, breezeways, etc.) can be used to connect separate buildings, creating a complex of spaces under one



roof. Large expanses of continuous vertical walls shall be avoided.

ROOFS



Primary Roof pitches on all structures shall be at least 6:12 and may not exceed 12:12. However, roof pitches less than 6:12 (no less than 3:12) may be allowed, if the roof is 25 feet or longer at a constant slope measured along the roof slope (not the horizontal measurement), and if the roof includes architectural elements such as dormers. These roof conditions will be reviewed by the DRB on a case-by-case basis. Roofline offsets are recommended. Mansard roofs are not allowed.

Hipped roofs are generally discouraged but may be allowed as an architectural accent on a case-by-case basis. The hipped roof must follow the pitch specifications detailed above.

Roof materials, which are allowed, include non-reflective metal, pre-baked enamel in limited situations, asphalt, concrete, and artificial shake shingles. Copper, if used, shall be ‘aged’ to a matte finish. It is recommended that copper be used as an accent rather than the entire roof. Roof flashing color shall match or blend in with roofing material color. The DRB may approve other materials on a case-by-case basis.

Cold roofs are recommended over heated interior rooms and shall include roof vents. Eaves shall be designed to insulate and isolate snow pack to prevent melting and formation of ice dams.

Buildings shall be designed to carry maximum snow loads to meet the Town of Granby Building code requirements. Roofs can be designed to shed snow if the total snow load is deposited within the property lines and does not endanger pedestrians or property. Large roof overhangs are encouraged. All roof overhangs, including dormers and porches, shall be a minimum of 24”, and Fascia boards shall be at a minimum of 12”.



All entrances, exits, walkways and driveways shall be protected from snow loading. Snow fence and clips shall be integral to the building design and maybe decorative. The use of these snow retainers is encouraged in all pedestrian areas.

The use of skylights is discouraged except where they are clearly part of the basic architectural composition, not an ‘applied’ appearance. The DRB will review the use of skylights on a case-by-case basis.

Solar Photovoltaic (PV) panels are allowed and shall be integral to the building design and blend into the structure. Radiant solar heating panels are discouraged. Both solar systems will be reviewed and approved on a case-by-case basis.

Any proposal to install any type of solar panels must be accompanied by an illustrated description of how such equipment will blend with the overall design and minimize visual impacts. Solar equipment that does not blend aesthetically may be denied by the DRB.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts, where installed, are to be located to avoid long exposed sections. They should be concealed with eaves and structural columns or trim. Gutters shall be integral with the building so as not to impact snow shedding. Gutters and downspouts shall complement and blend with the exterior colors and shall not be reflective. A sample of the gutter material shall be included on the color board and presented to the DRB for approval.

FOUNDATIONS

The relationship between site and the structure requires careful attention to achieve a visually pleasing transition and meet engineering requirements. Foundations should be stepped with the site to avoid steep grading, high retaining walls or extensive cut and fills.

- Where less than 8” of concrete foundation is exposed above finished grade, the concrete may remain unfinished providing no waterproofing is exposed. However, it is the preference of the DRB that the concrete is stained or painted to match wall color.
- Where more than 8” of concrete foundation is exposed above finished grade, all exposed concrete shall be faced with stone veneer, stucco, siding or smooth plaster.

Exterior wall materials that extend from the frame walls down over foundation walls should follow grade lines and not the steps in the concrete foundation.

Stone veneer foundations are recommended and encouraged. Stone provides a solid visual base for the building and accommodates steps in building foundations on sloping sites. It also provides an opportunity to blend the architecture into the site

The DRB may consider on a case-by-case basis exposed concrete that is integrally colored, specialty board, formed-finished-concrete, or split face block. Masonry unit foundations are not permitted.

WALLS AND MATERIALS

Walls should reflect the visual appearance of strength and support. This can be achieved by using ‘strong’ sturdy materials at the base, such as rock, masonry or heavy timbers.

The use of stone on exterior walls is an important element of the design, and the DRB strongly encourages the use in select locations, such as wainscot and column bases. Stone may be genuine or simulated (faux). Small diameter stones or unnatural coloring will not be approved.



The upper portions of the walls can appear ‘lighter’ in weight. Various types of wood siding are appropriate. Wood siding shall be treated with preservatives, stains or pigmented stains.

Siding materials may include logs, tongue and groove, board and batten, plank lap joint and shingle. Manufactured products such as Hardiplank™ or other fiber-cement siding may also be used. If logs are used they should not cover more than 80 percent of the total

exterior elevation, exclusive of doors and windows. They may be peeled or non-peeled,



preferably with a weathered look. Non-reflective weathered; high-grade architectural metals shall only be permitted with the specific approval of the DRB.

Glass walled sun rooms are acceptable, and encouraged, on southern exposures for passive solar gain but shall not be more than 30 percent of the elevation surface area.

If stucco is used, no more than 40 percent of each elevation surface area shall be stucco, exclusive of windows and doors.

EXTERIOR COLOR AND STAIN



As stated previously, the primary goal of the architectural vision at Granby Ranch is to blend the buildings into the natural landscape. Therefore, the colors of all exterior materials, siding, roofing, structural members and wall materials are to be subdued earth tone colors that are naturally occurring. Bright colors shall be limited to small areas as an accent only. Semi-transparent stains are highly desirable on wood surfaces.

Proposed exterior building materials and colors must be submitted for DRB review and approval.

WINDOWS AND DOORS

The detailing of windows is a critical part of a building's design. The wall material may help to determine the type of openings, which will be appropriate for the structure. For instance a stucco wall may have a deep opening, which would give the wall a feeling of thickness and weight. Vertical bat-n-board might promote square windows in the tradition of a rustic cabin. Post & Beam construction may



lend itself to large areas of glass with opportunities for graceful eyebrow shaped windows. Careful consideration should be given to the size, number and placement of windows to achieve an effective and sensitive counterpoint to wall surfaces. If sized and placed well, windows can be used to break up large uninterrupted wall surfaces and add visual interest to a structure.

The DRB encourages the use of architectural windows such as square, rectangular or eyebrow arched windows. Divided lights are strongly encouraged. Round top and trapezoids windows are prohibited

The effect of windows on heat loss and heat gain should be of paramount importance in the design of your home. The DRB encourages the use of the latest window and glass technologies such as ultra-violet protective glazing and windows with low emission qualities. Insulated glass (double or triple glazing) should be used in all cases. Wood windows are recommended because of their thermal qualities.

WINDOW AND DOOR REQUIREMENTS

- Insulated glass windows are required by the state and local energy codes.
- Wood windows with vinyl or aluminum cladding are recommended. Other materials, such as anodized metal, vinyl or plastics of natural colors will be approved at the discretion of the DRB.
- Solid Aluminum windows are not acceptable
- Reflecting glass is not acceptable
- All windows shall be trimmed with appropriate material to complement and blend with the specified siding and must be detailed on all exterior elevations

- Solid core wood or metal doors are acceptable for exterior doors and shall complement the architectural style of the home
- All doors shall be trimmed with appropriate material to complement and blend with the specified siding and must be detailed on all exterior elevations

FIREPLACES, CHIMNEYS AND VENTS

Wood burning fireplaces are discouraged for air quality reasons. If a wood-burning fireplace is installed, the fireplace must have an EPA Phase II rating. Only one wood-burning fireplace is allowed per residence. Additionally, the design of the fireplace must provide for future conversion to natural gas or propane. Wood burning fireplaces must have downdraft deflectors, spark arresters and roof saddles.



Chimneys are an integral part of a mountain home design and are often one of the strongest vertical elements and should be emphasized. Since they can be very strong elements and building codes may require them to extend higher than adjacent rooflines proportions and specified materials are extremely important. The DRB recommends that the chimney be of the same stone or stucco that is being used on the residence to give it a consistent appearance. Chimneys that appear “stuck on” or the use of inappropriate materials will not be allowed.

Chimneys shall be designed with decorative chimney caps that shall promote snow shedding. Galvanized or unpainted vents or flues are not permitted. Continuous ridge vents are encouraged.

Chimneys shall be designed with decorative chimney caps that shall promote snow shedding. Galvanized or unpainted vents or flues are not permitted. Continuous ridge vents are encouraged.

LANDSCAPE STANDARDS

INTRODUCTION

The goal of landscape design for Granby Ranch is to integrate buildings and improvements with the natural landscape that characterizes the site. Like the architectural theme, the landscape theme should further the natural characteristics of the site through the use of natural materials that are an outgrowth of their setting.

The intent of landscape design for Granby Ranch is not to replace all existing natural vegetation and features with lush lawns, gardens, ornamental plants and other man-made elements. Nor is it the intention to specifically deny the opportunity to modify the existing landscape in order to effectively complement buildings, structures or other improvements. Rather, the objective of these guidelines is to ensure that landscape design reflects the rustic qualities of the American West while retaining the overall qualities and integrity of the existing site and mountain landscape.

Additionally, water is a precious commodity in the mountains and as such, water conservation practices are necessary. Irrigation water may not always be available and may be subject to restrictions that change from time to time. Any and all irrigation is subject to the restrictions set forth by the Water Rights Agreement between the Master Developer (Granby Realty Holdings LLC) and Town of Granby, as dated July 24, 2007 attached as Exhibit I, and may be more restrictive than what these Design Guidelines allow.

It would benefit Owners to familiarize themselves with the practice of ‘xeriscaping’--using predominantly native plant materials in the landscape. There are many native plants that can be combined to create interesting landscapes with color, pattern, and texture. There are books on this topic and information available through the Colorado State Cooperative Extension (www.ext.colostate.edu). Xeriscaping topics also include moisture retention techniques, which increase survival rate in this type of climate.

Landscape plans and grading plans must address two distinct landscape areas and the creation of a transition zone between them, the native landscape area and the manicured landscape area.

NATIVE LANDSCAPE AREA

The native landscape area is generally defined as the portion of the lot located outside the building envelope. The purpose of this area is to maintain a common natural landscape element throughout Granby Ranch. Plantings shall be predominantly native plants with some semi-arid, non-natives allowed, Turf areas are not allowed, though native grasses can be used in the landscape. In addition, the native landscape can extend into the building envelope to reinforce the relationship between the built and natural environment.

Except for the installation of a driveway, footpaths, and tree planting for screening purposes, the native landscape area should remain primarily undisturbed during construction. Unless specifically approved by the DRB, all construction, excavation, cut and fill slopes vegetation and tree removal and installation and other forms of disturbance are prohibited within the native landscape area.

All portions of the native landscape area that are disturbed during construction shall be re-vegetated with plant materials indigenous to Granby Ranch. The introduction of plant materials into the native landscape area that is not indigenous is prohibited. Indigenous plants approved for use in Granby Ranch are listed in Exhibit B. These plants should be selected according to microclimatic conditions, natural vegetation patterns, plant geography, plant associations and plant coverage patterns of the existing vegetation on the site.

Where and if the native landscape area meets the structure, a roof drip edge shall be established to mitigate soil erosion from roof runoff. Native planting between the drip edge and the structure is encouraged to accomplish all design goals (framing views, anchoring the structure to the site, etc.).

MANICURED LANDSCAPE AREA

The manicured landscape area is comprised of planting beds, patios, terraces, and other formal landscape improvements. Ornamental non-natives may only be used in courtyards and other enclosed areas (enclosed on at least three sides). Ornaments may not total more than 15% of all plants. All such improvements shall be located within the building envelope unless otherwise approved by the DRB. Acceptable plant materials within the manicured areas are listed in Exhibit B.

Approved plant materials for manicured areas also include ornamental species. Appropriate locations for ornamental plantings are adjacent to the residence and outdoor living spaces such as patios, decks and front entries. Plantings should frame views, provide privacy, anchor the corners of the structure, buffer prevailing winds and offer seasonal interest.

Trees should be planted in varying sizes to provide a natural appearance. Refrain from planting in rows.

Annuals and ornamental plantings are acceptable near and around the residence but are not appropriate outside of the building envelope or along the driveway. Generally, native indigenous plant materials should be the predominant landscape feature visible from adjacent properties, streets or trails.

LANDSCAPE AND RE-VEGETATION PLAN

A landscaping and revegetation plan must be submitted with all other required materials to the DRB. Landscaping plans at a minimum must bring the site back to its pre-disturbed condition. The inclusion of native trees and shrubs into the landscape plan is encouraged. If weather conditions allow, all revegetation must be installed within (1) month from the date of the issuance of a certificate of occupancy and grown-in within (12) months from the issuance of a certificate of occupancy for each phase of development. Owner must apply for a variance from the DRB should weather not allow for revegetation to occur within the aforementioned requirements.

REGULATIONS, ENFORCEMENT AND COMPLIANCE

LANDSCAPE REGULATIONS

There are limitations to the amount of irrigation water allowed for each property. Pursuant to the Water Rights Agreement between the Master Developer (Granby Realty Holdings LLC) and Town of Granby, as dated July 24, 2007 attached as Exhibit I, any property with exterior irrigation is required to install a separate water meter in addition to the domestic one. The Agreement states:

“Each parcel of land within Granby Ranch, whether a residential lot, commercial lot, entry-feature green space, park, athletic field, or other common area receiving outdoor irrigation service from the Town pursuant to this Agreement (hereinafter referred to as a "Parcel") shall be outfitted by the owner of such Parcel requesting service with one or more separate water meters to measure all outside water uses at said Parcel.”

Limitations may include both water usage and area covered by irrigation, including:

- a maximum of 1,000 square feet of outdoor irrigation per single-family detached dwelling on lots one-quarter (1/4) acre or greater in size;
- a maximum of 750 square feet of outdoor irrigation per single-family detached dwelling on lots less than one-quarter (1/4) acre in size;
- a maximum of 750 square feet of outdoor irrigation per dwelling unit in a building containing no more than 5 attached dwelling units for a total of up to 3,750 square feet of irrigation for any such building; and
- a maximum of 500 square feet of irrigation per dwelling unit in multi-family buildings containing 6 or more dwelling units.

Please refer to Exhibit I, Water Rights Agreement for additional requirements.

The Landscaping and Revegetation Plan must include:

- Limits of disturbance including areas outside the property line and in abutting rights-of-way;
- Revegetation plan for areas of disturbance including manicured landscaping and native-scape;
- Irrigation plan including area of coverage for both temporary and permanent coverage and installation of a separate water meter as required by the Water Agreement; and

- All other requirements as described in the Landscape Regulations of the Granby Ranch Design Guidelines.

LANDSCAPE COMPLIANCE DEPOSIT

Prior to construction of a residential structure, a \$2,000 refundable Landscape Compliance Deposit is required.

The absence of a landscape plan during the Final Plan Review process does not dismiss the applicant from fulfilling these landscape requirements.

All revegetation must be installed and grown-in within (12) months from the issuance of a certificate of occupancy. If revegetation is not completed to the DRB's satisfaction as outlined above, then all, or a portion of, the Landscape Compliance Deposit amount may be used by the DRB to have the revegetation work completed.

If revegetation and fulfillment of the landscape plan is completed to DRB satisfaction, the full Landscape Compliance Deposit will be refunded, without interest.

APPROVED PLANT LIST

See Exhibit B.

PROHIBITED PLANTS

See Exhibit C.

CONSTRUCTION REGULATIONS

The following regulations shall be enforced during construction on all residential projects including Multi-Family and Enclave projects. These regulations shall be a part of the construction contract for each residence. All Contractors, Owners and Developers shall abide by these regulations as well as by all applicable OSHA regulations and guidelines.

CONSTRUCTION MANAGEMENT PLAN

The Owner, Developer or Contractor shall provide the DRB with a Construction Site Management Plan as part of the Final Design Review Package. The Construction Management Plan shall consist of a description and graphic materials (plans drawn at the

same scale as the project site plan) in sufficient detail to address the following considerations:

CONSTRUCTION ZONE

The physical limits of all construction-related activities on a project shall be indicated on the Construction Management Plan.

All construction activities, storage of construction materials, temporary construction trailer, concrete and masonry washout areas, sanitary facilities, vehicle parking, dumpsters and any other construction related equipment or facilities shall be located within the limits of the defined Construction Zone and must be located within the lot and shall not impact neighboring lots.

- Prior to initiating construction, grading or any modifications to the site, the limits of construction shall be delineated on site with temporary construction fencing or similar barrier.

TEMPORARY SANITARY FACILITIES

Job sites shall be equipped with sanitary facilities. If possible, such facilities shall be screened from view from adjacent properties and roadways. All temporary structures shall be removed before the occupancy permit is issued.

CONSTRUCTION TRAILER

No more than one temporary construction trailer shall be permitted on a job site. Trailers shall be located within the designated limits of construction. Under certain circumstances the DRB may approve additional trailers if the project is large enough to require it.

PERMITS

The Owner, Developer or Contractor is responsible for obtaining all required permits.

CONSTRUCTION DEPOSIT

Prior to the construction of a residence, a Construction Compliance and Damage Deposit totaling \$3,000 is required to be submitted to the DRB at the time of Final Plan Submittal approval. The deposited funds will be used for completion of improvements and mitigation of damage, if required by the DRB and Applicant fails to comply with the necessary requirements.

CONSTRUCTION SCHEDULE

The Contractor shall provide a construction schedule with start, end and major 'milestones' identified. The schedule shall be updated if there are major delays.

- The entire exterior of any residential building shall be completed within twelve (12) months of ground breaking
- The entire exterior of any Multi-Family project shall be completed within eighteen (18) months of ground breaking

TREE CLEARING

The Construction Management Plan shall identify those trees that must be removed to allow for development and any tree thinning proposed for forest management.

No trees shall be removed from the site until the Construction Management plan is approved by the DRB. Clear cutting of part or all of a site will not be permitted. Trees that are outside of the building envelope may be removed only if they are diseased or dead.

Trees that are to be removed shall be clearly marked with a ribbon. Upon completion of the tree marking, the homeowner shall then notify and schedule an inspection by a member of the DRB prior to any cutting and/or tree removal.

- Final approval for tree cutting will be made by the DRB.

CONSTRUCTION ACCESS

The only approved construction access will be over the approved alignment for the driveway. In no event shall more than one construction access be permitted onto any lot. Any ditches or drainage ways that are altered during construction shall be returned to their original flow pattern and re-vegetated. Any flooding or road damage caused by alterations to drainage ditches shall be repaired at the expense of the Owner.

STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT

Owner and Builders are permitted to store construction materials and equipment on the construction site during the construction period. It shall be neatly stacked and properly covered and secured.

Storage areas shall be designated according to the approved Construction Management Plan prior to commencing construction. The Contractor will be responsible for the maintenance of these areas.

DAILY OPERATION

Normal working hours for each construction site shall be 7:00 AM to 7:00 PM, Monday through Saturday, unless otherwise restricted by the DRB. Sunday operations are permissible only by prior written approval of the DRB.

BLASTING

Prior to commencing any blast the DRB will be notified. Proper safety and protective actions shall be used according to Grand County standards and regulations. The blasting Contractor is responsible for all blasting damage to any pre-existing structures within a half-mile of the site. All applicable OSHA regulations and guidelines must be strictly observed at all times.

RESTORATION AND REPAIR

Damage to any property, other than the Owner's, by Contractors shall be promptly repaired at the expense of the Owner employing the person or entity causing the damage.

DUST AND NOISE CONTROL

Every effort shall be made to control dust and noise emitted from a construction area. The Contractor shall be responsible for controlling excessive dust and noise. Regular watering of the site may be required.

EXCAVATION

The design shall encourage a balanced site excavation. Any excess excavation material shall be removed from Granby Ranch at Owner, Developer or Contractor's expense. The material shall not be placed in common areas, roads or other home sites within Granby Ranch.

WATER QUALITY

A Stormwater Management Plan should be incorporated into the site that uses Best Management Practices (BMP's) to minimize the impact of construction upon water

quality. Standard industry erosion control measures should be employed to this effect, which include the use of silt fencing, straw bales/waddles, dirt berms, as well as the application of vehicle tracking controls on roadways. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways or other portions of Granby Ranch. Owner and Contractor are responsible for following all applicable rules and regulation by the State of Colorado Discharge Permit System.

DEBRIS AND TRASH REMOVAL

Owners, Developers and Contractors shall clean up all trash and debris on the construction site at the end of each day. Given the existence of bears, employees must remove all food refuse on a daily basis. Trash and debris shall be removed from the site at least once a week to a dumping site located outside Granby Ranch. Additionally, lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owners, Developers and Contractors are prohibited from dumping, burying, or burning trash anywhere on the site or in Granby Ranch, unless such an area has been expressly designated by the DRB.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other sites or common areas. Any cleanup costs incurred by the DRB, in enforcing these requirements, will be billed to the builder based on 120% of the actual cost of removal.

Each construction site must have a designated wash out area within the Construction Zone or Building Envelope for Contractors and suppliers to clean their equipment. The cleaning of equipment and the effluent must remain within that specific area. Equipment cleaned in any area other than the designated area will result in the DRB imposing a fine to repair damage resulting from such equipment cleaning in improper areas.

VEHICLES AND PARKING

All construction vehicles will be parked so as not to inhibit traffic flow and are encouraged to be within the Construction Zone or Building Envelope. Changing oil in vehicles and equipment without proper receptacles and removal procedures is forbidden.

Construction traffic is limited to specific site access points and may not cross/park on adjacent lots.

Each builder shall be responsible for its subcontractor and suppliers obeying all speed limits and traffic regulations posted within the community. Fines may be imposed against the builder.

SIGNAGE

Please refer to Exhibit F, 'Sign Standards for Granby Ranch,' for a detailed listing of sign standards for Granby Ranch.

FIRE EXTINGUISHER

A minimum of one serviceable 1016 ABC-rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location in addition to any other fire protection measures or equipment required by Federal, State and/or local authorities.

PETS

Refer to the Wildlife Plan for Granby Ranch located in Exhibit H for specific information on pet rules and requirements.

Pursuant to the Wildlife Plan, Contractors, subcontractors, guests (other than those of homeowners), visitors, delivery people, etc. shall be prohibited from bringing dogs onto the property, even if dogs would be kept inside vehicles.

FIREARMS

Discharging firearms is prohibited in residential areas of Granby Ranch. Granby Ranch is private property and discharge of firearms is restricted.

INSPECTION

Members of the DRB are permitted to inspect the job site at any time to ensure that construction is consistent with plans and that the construction site is clean. The DRB can issue a stop work order if deemed necessary.

ENFORCEMENT AND COMPLIANCE

DRB RIGHT TO FINE

As allowed in Section 8.5 and Section 9.4 of the Declaration, the Association shall have the power to enforce and levy assessments against a particular Owner to recover any costs incurred in bringing a "Unit" into compliance with the Design Guidelines.

POTENTIAL FINES

The DRB may impose a fine of One Hundred Dollars (\$100.00) or greater against the Owner for the first violation of any term or condition of these Design Guidelines. Each subsequent violation, the DRB may impose a fine in an amount equal to twice the amount of the previous fine imposed against the Owner up to a maximum fine of Three Thousand Two Hundred Dollars (\$3,200.00) for any single violation.

Other fines, up to the full amount of the Improvement Deposits, may be issued by the DRB for more extreme violations.

The following sanction will be proposed and levied against the landowner in any Notice given by the DRB Board pursuant to the Declarations. These sanctions are in addition to review fees:

1. Commencing construction Prior to DRB approval.
 - a. \$2,000 for the beginning of any site work including tree removal.
 - b. \$500 per day for each day of continuing work.
 - c. \$1,000 per day for continuing work after a notice to cease and desist has been posted by the DRB.

The Owner shall pay any fine imposed and all costs and damages within thirty (30) days upon receipt of written notice thereof. If an Owner fails to pay such fine(s) when due, the fine will double and ultimately the DRB may deduct the amount of the fine from the Owner's Improvement Deposits and/or take such other action as is permitted under the Declarations and Colorado Law.

Until the fine has been paid and the infraction is corrected, no approvals shall be granted by the DRB.

APPEAL OF FINES

An Owner may appeal any fine assessed by the DRB, to the Association's Board of Directors in accordance with the terms and conditions allowed in the Associations By-Laws.

RIGHT TO SELF HELP

After (1) notifying the Owner of a violation of the Design Guidelines, these Regulations, or any covenants, conditions, restrictions, rules or regulations established or permitted by the Declaration and (2) providing the Owner a reasonable opportunity to cure, the DRB may, but is not obligated to, enter upon the Site and cure such violation at the Owner's cost and expense. If the DRB cures any such violation, the Owner shall pay to the DRB the amount of all costs incurred by the DRB in connection therewith, plus an

administrative fee equal to fifteen percent (15%) of all such costs, within five (5) days after the Owner receives a written invoice therefore from the DRB.

LIEN FOR ASSESSMENT

As provided in Section 9.10 of the Declaration, the DRB may file a lien on the Owner's property for the following:

- Any fee, charge, fine or other amount due from the Owner to the DRB under these Guidelines.
- All costs, damages, and expenses of collecting any unpaid amounts, including, without limitation, reasonable attorney's fees and disbursements.

Any such lien may be foreclosed as a mortgage under the laws of the State of Colorado. A lien statement executed by the Association and recorded against the Owner's Site may evidence this lien.

OTHER RIGHTS AND REMEDIES

The DRB shall have all other rights and remedies available to it by law or in equity. All rights and remedies of the DRB shall be cumulative and the exercise of one right or remedy shall not preclude the exercise of any other right or remedy, including loss of privilege of use of homeowner common area facilities.

DESIGN REVIEW PROCESS

INTRODUCTION

It is the intent of the Design Guidelines to encourage architectural harmony with the environment and to preserve the unique character and natural beauty of Granby Ranch. The Design Guidelines pertain to all sites and provide a basis for consistency of design, construction, and respect for the natural setting.

The role of the Design Review Board (DRB) is to administer the Design Guidelines via the Design Review process. The DRB should be viewed as an integral member of the applicant's design and construction team, whose purpose is to guide the applicant through the guidelines established to preserve the unique character and natural beauty of Granby Ranch.

The DRB will evaluate each proposal based upon the guidelines and regulations that govern design and construction at Granby Ranch. Some of the guidelines are written to relatively broad standards, leaving interpretation to the applicants and to the discretion of the DRB. Others are more specific, such as the Town of Granby Building Ordinance and PDOD.

Understanding that each project will have its own unique qualities, characteristics, and goals, the DRB has the authority to approve deviations from the Design Guideline Standards. However, any request to deviate will be evaluated at the sole discretion of the DRB. The applicant must demonstrate why the deviation is necessary, how the deviation is consistent with the overall goals and objectives of these Guidelines, and that the deviation will not adversely affect adjoining lots or the Granby Ranch development as a whole.

All projects must be designed and stamped by licensed professionals in the State of Colorado, which include Civil/Surveying, Geotechnical, Architecture, and Structural Engineering. Additionally, all construction must be under the management of a General Contractor who is licensed in Grand County, CO.

Applicants are not allowed to submit for building permit, or pay the required Metro District Fees, until Final Design Approval has been granted by the DRB.

DESIGN REVIEW: SINGLE-FAMILY HOMES

THE DESIGN REVIEW PROCESS - SINGLE FAMILY

This section provides a road map designed to guide the applicant through the Design Review process at Granby Ranch. Design Review is a minimum four-stepped process beginning with Preliminary Plan Submittal and ending at Final Release of Deposits.

(OPTIONAL): PRE-DESIGN

- This step allows the applicant to get preliminary comments from the DRB on the project's conformance to the intent of the Design Guidelines before the applicant spends a lot of money on detailed design. Applicants who choose to participate in the Pre-Design process shall submit a site plan, exterior building elevations, and a materials legend. This option is recommended by the DRB, especially for more complex projects.

STEP ONE: PRELIMINARY PLAN SUBMITTAL

- The applicant shall prepare and submit to the DRB the Preliminary Plan Submittal information and required fee. The DRB will review the submitted information and meet with the applicant for the proposed project. The DRB will provide written comments within 20 business days of the meeting.

STEP TWO: FINAL PLAN SUBMITTAL

- After approval of the Preliminary Plan, the applicant shall prepare and submit to the DRB the Final Plan application and any required fees. The DRB will review the submitted information and meet with the applicant for the proposed home. The DRB will provide written comments within 20 business days of the meeting. The applicant can apply for a building permit upon approval of all plans and payment of all required deposits and fees.

STEP THREE: TOWN OF GRANBY PLAN REVIEW AND APPROVAL

- Building Permits must be obtained from the Town of Granby prior to the commencement of any construction. Additionally, the Town of Granby requires that several inspections and approvals be obtained during the course of construction. The requirements for a building permit can be obtained from the Town of Granby. The building permit process and precise inspection requirements shall be as stipulated in the Town of Granby Building Ordinance.

- The DRB may inspect all work in progress and give notice of noncompliance. Absence of such notice during the construction period does not constitute an approval by the DRB of the work in progress or compliance with these Design Guidelines.

STEP FOUR: FINAL RELEASE OF DEPOSITS

- Upon request of the applicant, the DRB shall review the project for completeness and compliance with all deposit requirements. Deposits may be returned to the applicant if all requirements are met.

SUBMITTAL CHECKLIST: SINGLE FAMILY HOMES

PRE-DESIGN APPLICATION (OPTIONAL)

Items required for a Pre-Design include:

1. Site Plan
2. Elevations
3. Materials Legend
4. Pre-Design Review Fee

PRELIMINARY PLAN APPLICATION

Following the Pre-Design meeting, the applicant, architect, and other design team members may begin preliminary design on the proposed home. The applicant is required to submit each of the following as part of a complete Preliminary Plan Application. Application requirements:

- 1) Single-Family Residence Design Review Application Form.
- 2) Design Review Fee
- 3) Location Map, to identify the site within the Subdivision.
- 4) Lot Specific geotechnical survey as required on the Plat.
- 5) Site Survey, as completed by licensed surveyor, at a 2' contour interval, to include
 - a) Public Streets
 - b) Topography
 - c) Drainage ways
 - d) Easements & rights-of-way
 - e) Property lines, building envelopes, and setbacks
 - f) Natural features (i.e. rock outcroppings, specimen trees, etc.)
- 6) Preliminary Site Plan of all proposed improvements, to include

- a) Scale: 1" = 20' with North arrow
- b) Building envelope
- c) Building footprint
- d) Driveway with proposed design and grades as allowed in PDOD, including culvert sizing for Stormwater drainage (if applicable)
- e) Parking Areas (if applicable)
- f) Existing and final proposed grading plan (2' contour intervals)
- g) Finished floor elevation of main level.
- h) Drainage ways
- i) Retaining Walls (Bottom of wall, top-of-wall elevations)
- j) Snow Storage areas and calculations
- k) Erosion Control Measures
- 7) Preliminary Landscape Plan (strongly encouraged, but optional), to include
 - a) Scale: 1" = 20'
 - b) Grading
 - c) Hardscape and Softscape
 - d) Plant Selection and location
 - e) Irrigation Plan and certified calculation of area to be irrigated
- 8) Floor Plans with square footage of each level.
- 9) Architectural Elevations, at a scale of 1/4" = 1'
 - a) Existing and Proposed Grades
 - b) Elevation of finished floor of main level
 - c) Top elevation for basement slab
 - d) Decks and railing details
 - e) Chimney cap details (if applicable)
 - f) Building Height, as measured per the PDOD
 - g) Proposed Exterior Materials Legend
- 10) Roofing
- 11) Siding, trim, fascia
- 12) Stone
- 13) Stucco
- 14) Exposed beams, timbers, trusses, rafter tails and accents
 - a) Exterior Lighting
- 15) Exterior color boards, if selections have been made at this time.
- 16) Applicant shall submit two (2) sets of plans in 24"x36" sheets to the DRB.

FINAL PLAN APPLICATION

Following the approval of the Preliminary Plan Application, the applicant may develop final architectural and site plans for the home. Application Requirements:

- 1) Single-Family Design Review Application Form, showing all updated information from the Preliminary Plan Application.
- 2) Updated Site Survey, as needed.
- 3) Final Site Plan, to include

- a. Finish floor of main level and top of slab elevations
- b. All site improvements
- c. Complete grading plan
- d. All paved areas, including patios and walkways
- e. Easements & setbacks
- f. Retaining walls
- g. Monumentation, if any
- 4) Comprehensive set of Construction Drawings in 24"x36" format
- 5) Floor and Roof Plans, to include gross and net square footage by floor level.
- 6) Final Exterior Elevations
- 7) Exterior Materials and Details. All details and specifications shall be noted on the final set of drawings.
 - a. Roofing, flashing and gutters/downspouts
 - b. Exterior windows and doors
 - c. Garage design and type of cladding
 - d. Siding, Trim, and Fascia details
 - e. Eave and rake details
 - f. Exposed trusses and rafter tails
 - g. Exposed beams
 - h. Stone and cap details
 - i. Chimneys
 - j. Decks, landings, and stairs
 - k. Railings
 - l. Supports
 - m. Other elements as applicable, such as decorative timber connections or timber 'out-lookers'
- 8) Final Landscape Plan, to include:
 - a. Species selected
 - b. Size of material
 - c. Quantity of material
 - d. Updated Irrigation Plan, as needed
- 9) Material and Color Board. The Board must include a front elevation of the residence. The following must be secured to the Board and clearly marked with the applicant's name, lot number, filing, and address:
 - a. Samples of all exterior materials with colors, including but not limited to:
- 10) Window cladding material
- 11) All selections of siding and trim
- 12) Stucco textures
- 13) Stone samples
- 14) Roofing materials
 - a. Cut sheets for exterior lighting must also be submitted
 - b. Colors, to include:
 - c. Identity of manufacturer
 - d. Clear depiction of trim, fascia, window trim, accent, and door colors and where these are to be applied
- 15) Construction Management Plan

FEES: SINGLE-FAMILY HOMES

PRE-DESIGN REVIEW FEE: SINGLE-FAMILY

(Optional) The Pre-Design Review Fee for the first meeting, as of the date of these Design Guidelines, is \$0 for the first meeting and \$125 for each additional meeting, if required. This step is designed to assist the applicant in a more expeditious review process, as the goal is to identify and correct potential non-compliance issues.

DESIGN REVIEW AND APPLICATION FEE

The Design Review and application fee, as of the date of these Design Guidelines, is \$700 for each residential lot and is subject to change. This fee will be collected at the time of Preliminary Plan submittal.

This fee has been established to help defray the costs of reviewing applications submitted to the DRB, including the cost of outside professionals utilized during the review process. If more than three meetings are scheduled with the DRB as part of Steps One and Two of the Design Review process, additional fees may be charged at a rate of \$250 per additional meeting.

RESUBMITTAL FEE

The resubmittal fee is \$250 as of the date of these Design Guidelines and is subject to change. If construction has not commenced within one year's time of receipt of Final Plan approval, applicant must resubmit plans to the DRB along with a resubmittal fee of \$250.

DESIGN REVIEW: MULTI-FAMILY / ENCLAVE PROJECTS

THE DESIGN REVIEW PROCESS - MULTI-FAMILY/ENCLAVE

This section provides a ‘road map’ designed to guide the applicant through the Design Review process at Granby Ranch. Design Review for Multi-Family and Enclave projects is a five step process beginning with Plan Preview Submittal and ending at Final Release of Deposits.

The DRB recognizes that Multi-Family and Enclave projects may feature many residential units that are based upon a small number of specific floor plans or model types. Hereinafter, the DRB will use the term “Model” to refer to each unique residential building type.

Where multiple occurrences of a single model are planned the DRB will review each distinct Model as representative of subsequent occurrences of that Model provided no changes or modifications will be made after DRB approval.

Similarly, the DRB recognizes that Multi-Family projects may also feature multiple occurrences of a single residential unit within an individual building (hereinafter referred to as Model) such as an 8-plex. In such instances the DRB will review a single occurrence of the Model as representative of subsequent occurrences of that Model provided no changes or modifications will be made after DRB approval

However, approval of a specific Model does not imply approval of all occurrences of that Model. Rather, the applicant must provide a Neighborhood Site Plan illustrating the proposed location of each Model, and all other Model types, as applicable, that are planned for the neighborhood. Only after the Neighborhood Site Plan has been approved by the DRB will the applicant be allowed to apply for a building permit through the Town of Granby.

The DRB will evaluate each proposed Model based upon the guidelines and regulations that govern design and construction at Granby Ranch. Some of the guidelines are written to relatively broad standards, leaving interpretation to the applicants and to the discretion of the DRB. Others are more specific, such as the Town of Granby Building Ordinance.

STEP ONE: PLAN PREVIEW

- The applicant shall prepare and submit to the DRB the plan preview information, including:
 - A preliminary neighborhood site plan
 - Elevations for each model type
 - A legend of exterior building materials

- The DRB will review the submitted information for the proposed Multi-Family/Enclave neighborhood and provide comments to applicants.

STEP TWO: PRELIMINARY MODEL AND NEIGHBORHOOD SITE PLAN SUBMITTAL

- The applicant shall prepare and submit to the DRB the Preliminary Model and Neighborhood Site Plan Application information and required fee. The DRB will review the submitted information and meet with the applicant for the proposed Multi-Family/Enclave neighborhood. The DRB will provide written comments within 20 business days of the meeting.

STEP THREE: FINAL PLAN SUBMITTAL

- After approval of the Preliminary Model and Neighborhood Site Plan, the applicant shall prepare and submit to the DRB the Final Plan application and any required fees. The DRB will review the submitted information and meet with the applicant for the proposed Multi-Family/Enclave neighborhood. The DRB will provide written comments within 20 business days of the meeting. The applicant can apply for a building permit upon approval of all plans and payment of all required deposits and fees.

STEP FOUR: TOWN OF GRANBY PLAN REVIEW AND APPROVAL

- Building Permits must be obtained from the Town of Granby prior to the commencement of any construction. Additionally, the Town of Granby requires that several inspections and approvals be obtained during the course of construction. The requirements for a building permit can be obtained from the Town of Granby. The building permit process and precise inspection requirements shall be as stipulated in the Town of Granby Building Ordinance.

STEP FIVE: FINAL RELEASE OF DEPOSITS

- Upon request of the applicant, the DRB shall review the project for completeness and compliance with all deposit requirements. Deposits may be returned to the applicant if all requirements are met.

SUBMITTAL CHECKLIST: MULTI-FAMILY/ENCLAVE

PLAN PREVIEW APPLICATION

Items required for a Plan Preview include:

1. Neighborhood Site Plan
2. Elevations
3. Materials Legend
4. Plan Preview Review Fee

PRELIMINARY MODEL AND NEIGHBORHOOD SITE PLAN APPLICATION

Following the Plan Preview meeting, the applicant, architect, and other design team members may begin preliminary design on the proposed Model. The applicant is required to submit each of the following as part of a complete Preliminary Model Plan and Neighborhood Site Plan Application. One submittal set per Model is required. Application requirements:

- 1) Design Review Application Form (only one Application Cover Page is required per Multi-Family/Enclave project)
- 2) Design Review Fees
- 3) Location Map, to identify the site within the subdivision
- 4) Floor Plans
- 5) Architectural Elevations, at $\frac{1}{4}'' = 1'$ or greater
 - a) Existing and Proposed Grades
 - b) Elevation of Finish Floor
 - c) Elevation of Top of Slab
 - d) Deck and Railing Details
 - e) Building Height, as measured per the PDOD
 - f) Proposed Materials Legend
 - g) Exterior Lighting
- 6) Color Boards, if selections have been made at this time
- 7) Applicant to submit two (2) full sized sets of plans to the DRB
- 8) Preliminary Neighborhood Site Plan
- 9) Preliminary Site Plan of all improvements, to include:
 - a) Scale: $1'' = 50'$ with North arrow
 - b) Property lines, lot boundaries, and building envelopes
 - c) Building envelopes
 - d) Building footprints
 - e) Identity and location of all Models
 - f) Streets and driveways
 - g) Common Area Space
 - h) Parking Areas

- i) Neighborhood grading plan (2' contour intervals)
 - j) Outdoor amenities (i.e. picnic shelters, tennis courts, playgrounds, etc.)
 - k) Drainage ways
 - l) Snow Storage
 - m) Utility connections
 - n) Easements, setbacks, rights-of-way
 - o) Natural features
 - p) Monumentation
 - q) Fencing
- 10) Preliminary Neighborhood Landscape Plan
- a) Scale: 1" = 50'
 - b) Location and type of specimen trees
 - c) Location and type of other plants and shrubs
 - d) Size and quantity of trees/plants
 - e) Hardscape and Softscape features
 - f) Grading Plan, at 2' contour intervals
 - g) Retaining walls (bottom-of-wall & top-of-wall elevations)
 - h) Irrigation Plan and certified calculation of area to be irrigated
- 11) Neighborhood Phasing Plan
- a) Phasing plan, identifying lots and Model types
 - b) Construction schedule
- 12) Construction Management Plan
- a) Scale: 1" = 50'
 - b) Defined construction zone boundary
 - c) Construction access and parking
 - d) Materials staging area and storage
 - e) Disturbed areas outside the property boundary
 - f) Construction trailer location
 - g) Toilet facilities
 - h) Concrete truck washout area and other masonry activities area
 - i) Erosion control measures, including erosion fencing
 - j) Significant natural features to be left undisturbed
- 13) Applicant to submit two (2) sets of Neighborhood Site Plans to the DRB

FINAL PLAN APPLICATION

Following the approval of the Preliminary Model and Neighborhood Site Plan Application, the applicant may develop final architectural and site plans for each Model dwelling unit. Application Requirements:

- 1) Design Review Application Form, showing all updated information from the initial Application.
- 2) Comprehensive set of Construction Drawings in 24"x36" format
- 3) Floor and Roof Plans, to include gross and net square footage by floor level.
- 4) Final Exterior Elevations

- 5) Exterior Details
 - a) Exterior windows and doors
 - b) Siding, trim, fascia, details
 - c) Eave and rake details
 - d) Exposed Trusses and rafter tails
 - e) Exposed beams and rafter tails
 - f) Stone cap details
 - g) Chimneys
 - h) Decks, landings, and stairs
 - i) Railings
 - j) Supports
 - k) Other elements as applicable, such as decorative timber connections or architectural accents
- 6) Material and Color Board. The Board must include a front elevation. The following must be secured to the Board and clearly marked with the applicant's name, lot number, filing, and address:
 - a. Samples of all exterior materials
 - i. Window and glass specifications
 - ii. Siding materials
 - iii. Stucco texture
 - iv. Stone samples
 - v. Roofing materials
 - b. Cut sheets for exterior lighting must also be submitted
 - c. Colors, to include:
 - i. Identity of manufacturer
 - ii. Clear depiction of trim, fascia, window trim, accent, and door colors and where these are to be applied
- 7) Exterior Lighting Plan
- 8) Exterior Signage Plan
- 9) Construction Management Plan
- 10) Final Neighborhood Site Plan
 - d. Adjustments to the Preliminary Neighborhood Site Plan, if any, to be reflected in a Final Neighborhood Site Plan.
 - e. Adjustments to Site Staking, as needed.
 - f. Adjustments to the Preliminary Neighborhood Landscape Plan, if any, to be reflected in a Final Neighborhood Landscape Plan
 - g. Updates to Neighborhood Phasing Plan, as needed
 - h. Updates to Construction Zone Plan, as needed

FEES: MULTI-FAMILY AND ENCLAVE PROJECTS

PLAN PREVIEW AND APPLICATION FEE

The plan preview fee is \$250 per model type and is subject to change. This fee is used to review the models prior to formal submittal. This step is designed to assist the applicant in a more expeditious review process, as the goal is to identify and correct potential non-compliance issues.

DESIGN REVIEW AND APPLICATION FEE

The Design Review and application fee, as of the date of these Design Guidelines, is \$700 for each residential model type and is subject to change. This fee will be collected at the time of Preliminary Model Plan and Neighborhood Site Plan submittal. If more than three meetings are required, additional fees may be charged at a rate of \$250 per additional meeting.

NEIGHBORHOOD SITE PLAN REVIEW FEE SCHEDULE:

The Preliminary Model Plan and Neighborhood Site Plan Review Fee is \$2,000 per neighborhood and is subject to change.

RESUBMITTAL FEE

The resubmittal fee is \$250 as of the date of these Design Guidelines and is subject to change. Approval of a Final Model Design remains valid for a period of three (3) years. The resubmittal fee for Model dwelling units is \$250 per Model dwelling unit.

ADDITIONAL PROVISIONS

ARCHITECT AND CONTRACTOR

All projects must be designed by a licensed architect in the State of Colorado and managed by a Contractor licensed in Grand County, Colorado. Check applicable references, confirm requirements with Design Guidelines and governing county standards, and observe finished homes within the general development.

Architect and Contractor should receive all information regarding covenants and Design Guidelines including, but not limited to:

- Acceptable building materials lists and color sample
- Site issues
- Building sizes
- Setback requirements
- Height limits
- Construction requirements

APPROVAL AND CONSTRUCTION PROVISIONS

If applicant has received approval of a Final Plan submittal, such approval remains valid for a period of one (1) year for all Single-Family applications and 3 years for each final model design in Multi-Family Enclave applications. After expiration, if construction has not commenced on the project, applicant will be required to resubmit to the DRB and will need to pay a resubmittal fee as described herein.

All exterior construction must be completed within the time specified in the Construction Schedule submitted with each Single-Family application and 3 years for each Multi-Family Enclave neighborhood from the commencement of construction, unless provisions allowing for an extension have been granted in writing by the DRB.

If the diligent and earnest pursuit of the completion of the approved improvements ceases for a period of six weeks, the DRB may, upon the passage of sixty days after written notification to applicant, proceed to have the exterior of the improvement completed in accordance with the approved plans, or remove the improvement and restore the lot to its pre-construction condition to the greatest degree possible. All costs relating to the completion or removal shall be borne and reimbursed to the DRB by the applicant, to be secured by a continuing lien on the lot.

FIELD CHANGES

Changes that affect any of the exterior elevations, colors, or materials or site plan as previously approved must be reviewed and approved by the DRB. It is the responsibility of the applicant to contact the DRB and explain the nature of the change in writing.

MAJOR AND MINOR MODIFICATION FOR FIELD CHANGES

Field Changes or alterations on any project, completed or under construction, including landscape revisions, must be reviewed and approved by the DRB. Items for review by the DRB shall include, but are not limited to, such items as remodels (that impact exterior elevations), additions, landscaping changes, outdoor elements (including yard art), decks, patios and miscellaneous improvements.

- Minor modifications are defined as any work, which does not alter the approved architectural design, structure or site plan. Minor modifications include, but are not limited to, such items as changes to exterior colors or materials.
- Major modifications are defined as any work, which alters the approved architectural design, structure and/or site plan.

To schedule a review of the proposed field change, submit a photograph and/or appropriate drawings and a description of the proposed changes along with a site plan (if applicable). All information must be submitted two (2) weeks before any scheduled meeting, and must be of professional quality with sufficient information.

Any change completed without DRB approval will be in violation of the Declarations and is subject to enforcement action. This includes re-staining or painting of any structure unless the exact same colors previously approved are used again. If changes are made without the approval of the DRB, the DRB reserves the right to stop all construction until the matter is settled.

IMPROVEMENTS OUTSIDE OF BUILDING ENVELOPE

ADDITIONAL REQUIREMENTS

The DRB may consider applications for certain improvements outside of the building envelope. An Application for improvements outside the building envelope is considered a Major Modification and requires a \$250 application fee. Any and all improvements must conform to the Town of Granby zoning requirements and building codes. Approval by the DRB does not constitute approval or consent by the Town of Granby or permission of grantees or benefitting parties of any easements that exist outside of the building envelope. Furthermore, the owner is solely responsible for any infringement, damage, adverse impact or any other disturbance within easements outside of the building envelope and may be required to remove improvements at his or her costs.

- Applications that propose improvements outside of the building envelope, excluding those associated with the driveway and utility connections, must include a detailed site plan depicting all improvements, limits of construction, grading, landscaping and any disturbance. No disturbance, access, or trespass will be permitted on any adjoining property, without the written permission and a construction easement from the affected property owners. And, in such cases where permission has been granted, the area of disturbance must be reclaimed to its original condition prior to construction.
- All above grade improvements are prohibited outside of the building envelope, except for utility pedestals, transformers or meters. Prohibited improvements outside of the building envelope include but are not limited to the following hot

tubs, screening structures, fire pits, grills, manicured landscaping, satellite dishes, etc.

- Applicant must provide written consent from any adjoining residential property owner that they do not object to improvements located outside of Applicant's building envelope.
- Property boundary surrounding area of improvement must be fenced with construction fencing during installation of improvements and all property corners located and marked with metal fence posts.
- After completion of improvements, Applicant must provide to the DRB an Improvement Location Certificate prepared by a licensed land surveyor in Colorado depicting property boundaries for the platted lot and all improvements located outside of building envelope. Additionally, all lot corners must be clearly marked and monumented.
- Any commencement of construction outside of the building envelope prior to review and approval by the DRB will result in an automatic denial by the DRB and a fine. Additionally, any work done outside of the building envelope without approval by the DRB will result in the maximum fine allowed by the Declarations and authorizing documents.

IMPROVEMENT DEPOSITS

OVERVIEW

Prior to commencing construction on any residential property, the Applicant shall deliver the two required improvement deposits to the DRB, on behalf of the Association, as security for the Applicant's full and faithful performance of its construction activity in accordance with its approved final plans and requirements.

Form of Improvement Deposits: The Construction Compliance and Damage Deposit, and the Landscape Compliance Deposit shall be delivered to the DRB, by certified or cashier's check.

Administration of Improvement Deposits: The DRB, on behalf of the Association, shall administer each Improvement Deposit as follows:

The DRB shall hold the Improvement Deposits as security for the Owner's full and faithful performance of its construction activity in accordance with its approved final plans and requirements. No interest will be paid on the Improvement Deposits to the Applicant.

The Association may use, apply or retain the whole or any part of the Improvement Deposits to the extent required to reimburse DRB for any cost, which the DRB may incur, or may be required to incur, by reason of an Applicant's non-compliance and/or damage by the Applicant with respect to any of the terms and conditions set forth herein. The DRB shall be entitled to a fee in an amount equal to 15 percent of the amount of any costs incurred by the DRB to cure any noncompliance and/or damage by an Applicant, which fee may be paid from any of the Improvement Deposits. If the amount of any one of the Improvement Deposits is not sufficient to cure any such noncompliance and/or damage by an Applicant, the DRB may apply any of the Improvement Deposits in a manner which best mitigates the effects of such noncompliance and/or damage. In addition the DRB may use, apply or retain the whole or any part of the Improvement Deposits to pay the DRB any fine imposed by the DRB that is not paid as and when the same becomes due and payable.

The Association's decision to use the Improvement Deposits as permitted hereunder shall be at the sole and absolute discretion of the DRB.

If the DRB uses part or all of the Improvement Deposits as set forth herein, then the Applicant shall, within fifteen days after written demand therefor from the DRB, pay the DRB the amount used to restore the Deposits to the original amounts. Neither the Owner nor any other party shall have any rights of any kind or nature against the DRB, its officers, agents, employees, directors or attorneys arising out of the DRB's use of the Improvement Deposits, unless the DRB is grossly negligent, or intentionally acts in bad faith.

The DRB shall be under no obligation of any kind or nature to take any action to comply with all regulations pertaining to the construction improvements.

Any part of the Construction Compliance and Damage Deposit not used by the DRB, as permitted herein, shall be returned by the DRB to the Applicant within thirty days after the issuance of a certificate of occupancy or completion of approved improvements and upon request of the Applicant.

Any part of the Landscape Compliance Deposit not used by the DRB, as permitted herein, shall be returned by the DRB to the Applicant within thirty days after the twelve-month anniversary of the completion of the landscape improvements and upon request of the Applicant.

CONSTRUCTION COMPLIANCE AND DAMAGE DEPOSIT

The Construction Compliance and Damage Deposit as of the date of these Design Guidelines is \$3,000 and is subject to change. In order to maintain the high standards of architectural at Granby Ranch, Construction Compliance and Damage Deposit of \$3,000 shall be required prior to beginning new construction or significant exterior remodels and renovation. This deposit has been established to guarantee compliance with construction

regulations and the completion of all improvements as proposed and approved; and this deposit assures proper cleanup of debris and repair of any damage to landscaping, streets, other properties, and utilities with Granby Ranch caused by the applicant or applicant's agents during construction. If this fee is depleted during construction, the Applicant must replenish the fee before construction may resume.

LANDSCAPE COMPLIANCE DEPOSIT

The landscape compliance deposit is \$2,000 as of the date of these Design Guidelines and is subject to change. This deposit is to ensure all plant material was installed according to the landscape plan and complies with the approved plant species list. All plant material and revegetation must be grown in within (12) months of certificate of occupancy.

OTHER FEES

MAJOR AND MINOR MODIFICATION FIELD CHANGE FEE

- Minor Modification (as defined) fee is \$0.
 - Major modification (as defined) fee per meeting is \$250.
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EXHIBIT A - DESIGN REVIEW APPLICATION AND TRACKING FORM

EXHIBIT B - APPROVED PLANT LIST

EXHIBIT C - PROHIBITED PLANT LIST

EXHIBIT D - RULES AND REGULATIONS OF THE SILVERCREEK ARCHITECTURAL AND LANDSCAPE COMMITTEE [LAST REVISION DATED SEPTEMBER 25TH 1997]

EXHIBIT E SIGN STANDARDS AND EXTERIOR LIGHTING STANDARDS FOR GRANBY RANCH

EXHIBIT F & F1 - SUPPLEMENTAL SIGN STANDARDS FOR GRANBY RANCH

EXHIBIT G - WILDLIFE PLAN FOR GRANBY RANCH

EXHIBIT H - WATER RIGHTS AGREEMENT

EXHIBIT A
GRANBY RANCH DESIGN REVIEW APPLICATION AND TRACKING FORM
TYPE OF APPLICATION

PRELIMINARY PLAN SUBMITTAL

	Single - Family	Multi - Family	Included	Missing
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Granby Ranch Design Review Board (DRB) Meetings are held as established by the DRB. In order for an application to be considered by the DRB, two copies of the following material shall be submitted to the DRB at the scheduled meeting. The purpose of this meeting is to present the Preliminary Design to the Committee. A written approval will be issued by the DRB for all plans that are consistent with the approved Design Guidelines. The DRB shall issue this approval within 20 business days of the date a complete Preliminary Plan Submittal is received by the DRB.

Submittal Requirements

	Single - Family	Multi - Family	Included	Missing
Design Review Application Form	Y	Y		
Design Review Fees	Y	Y		
Location Map, to identify the site within the subdivision	Y	Y		
Lot-Specific Geotechnical Report, as required on the plat	Y	Y		
Site Survey, at 2' contour intervals, to contain:	Y			
Public Streets	Y			
Topography	Y			
Drainage Ways	Y			
Easements & Rights of Way	Y			
Property Lines, Bldg Envelopes, Setbacks	Y			
Natural Features	Y			
Site Plan, at 1" = 20' or greater, to include:	Y			
Building Envelope(s)	Y			
Building Footprint(s)	Y			
Driveway(s) with grade requirements per PDOD	Y			
Parking Areas (if applicable)	Y			
Existing & Proposed Grading Plan (2' contour intervals)	Y			
Finished Floor Elevation for main level	Y			
Drainage Ways	Y			
Snow Storage Areas & Calculations	Y			
Erosion Control Measures	Y			
Landscape Plan, at 1" = 20'	Y			
Grading	Y			
Retaining Walls	Y			
Hardscape & Softscape	Y			
Plant Selection & Location	Y			
Floor Plans w/ labeled square footage	Y	Y		
Architectural Elevations, at 1/4" = 1'	Y	Y		
Existing and Proposed Grades	Y	Y		
Finish Floor and top of slab elevations	Y	Y		
Decks and Railing Detail	Y	Y		
Chimney Cap Detail	Y	Y		
Building Height, as measured per the DRB Guidelines/PDOD	Y	Y		
Proposed Exterior Materials/Materials Legend	Y	Y		
Exterior Lighting	Y	Y		
Color Boards, if available	Y	Y		
Neighborhood Site Plan		Y		
Preliminary Site Plan		Y		
Neighborhood Landscape Plan		Y		
Neighborhood Phasing Plan		Y		
Construction Management Plan		Y		

FINAL PLAN SUBMITTAL

	Single - Family	Multi - Family	Included	Missing
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The purpose of this review is to ensure that the final construction plans and documents are consistent with the plans approved at Preliminary Review. The DRB shall issue the approval within 20 business days from the date a complete Final Plan Submittal is received by the DRB. Two copies of the Final Plan must be submitted to the DRB. Final Plan Approval from the DRB is required before Applicant may apply for a building permit through the Town of Granby.

Submittal Requirements: Applicant is required to include all of the Preliminary Plan requirements, in addition to the following additional requirements for Final Plan Submittals:

	Single - Family	Multi - Family	Included	Missing
Design Review Application Form, updated from initial Application	Y	Y		
Updated site Survey, as needed	Y			
Final Site Plan, to include:	Y			
Finish Floor and Top of Slab Elevations	Y			
All Site Improvements	Y			
Complete Grading	Y			
Easements & Setbacks	Y			
Retaining Walls, with both bottom and top elevations	Y			
Comprehensive Set of Construction Drawings	Y	Y		
Floor & Roof Plans, to include gross and net square footage by floor level	Y	Y		
Final Exterior Elevations w/ the following detail:	Y	Y		
Roofing, Gutters/Downspouts	Y	Y		
Exterior Window and Door Details	Y	Y		
Siding, Trim, and Fascia Details	Y	Y		
Eave and Rake Details	Y	Y		
Garage Design and Type of Cladding	Y	Y		
Exposed, Trusses, Beams, and Rafter Tails	Y	Y		
Stone and Cap Details	Y	Y		

GRANBY RANCH DESIGN GUIDELINES

Chimneys	Y	Y		
Decks, Landings, Stairs, and Railings	Y	Y		
Other Elements as Applicable	Y	Y		
Final Landscape Plan, to include:	Y			
Species Selected	Y			
Size of Material	Y			
Quantity of Material	Y			
Location of Material (update preliminary landscape drawing, as needed)	Y			
Material & Color Board	Y	Y		
Front Elevation, with Applicant's Name, Lot Number, Filing, and Address	Y	Y		
Samples of Exterior Materials applied to the board:	Y	Y		
Roofing Materials	Y	Y		
Window Cladding (color sample)	Y	Y		
Stucco textures (color samples)	Y	Y		
Siding Material (Color Samples)	Y	Y		
Stone Samples (Color Samples)	Y	Y		
Cut Sheets for Exterior Lighting	Y	Y		
Any other Unique Materials	Y	Y		
Paint Colors, to include:	Y	Y		
Identity of Manufacturer	Y	Y		
Depiction/Location of Trim, Fascia, Window Trim, Accent, and Door Colors	Y	Y		
Final Neighborhood Site Plan		Y		
Adjustments to Preliminary Neighborhood Site Plan, as needed		Y		
Adjustments to Preliminary Neighborhood Landscape Plan, as needed		Y		
Adjustments to Construction Zone Plan, as needed		Y		
Exterior Lighting Plan (Multifamily/Enclave only)		Y		
Exterior Signage Plan (Multifamily/Enclave only)		Y		
Construction Management Plan	Y	Y		

PROJECT COMPLETENESS REVIEW	Single - Family	Multi - Family	Included	Missing
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Applicant may request a Project Completeness Review when all improvements have been completed, construction debris has been removed, and the site has been revegetated according to the specifications of the approved landscape plan. Within 30 days of such request, the DRB will inspect the site. If compliance in all areas has been met, the DRB will issue a Certificate of Compliance and will refund the Compliance and Construction Damage deposits. If compliance has not been achieved, the DRB will notify Applicant regarding what measures must be taken to bring the project into compliance.

Project Completeness Review Requirements

All Improvements Completed per the Approved Plans	Y	Y		
Removal of all Construction Debris	Y	Y		
Completion of Landscaping; plant material is installed and thriving	Y	Y		

MAJOR MODIFICATION FOR IMPROVEMENTS OUTSIDE OF BUILDING ENVELOPE	Single - Family	Multi - Family	Included	Missing
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Requirements

Design Review Application Form	Y	Y		
Major Modification Review Fee	Y	Y		
Detailed site plan depicting all improvements, limits of construction, grading, landscaping, and disturbance	Y	Y		
Written permission and a construction easement from affected property owners (if required)	Y	Y		
Written consent from any adjoining residential property owner that they do not object to improvements	Y	Y		
Construction fencing installed before commencement of work	Y	Y		
Property corners located and marked with metal fence posts before commencement of work	Y	Y		
Improvement Location Certificate	Y	Y		
Lot corners clearly marked and monumented	Y	Y		

APPLICATION FORM	Date Submitted	Date Approved	Fee Amount	Paid/ Outstanding	Retained	Refunded
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<input type="checkbox"/> Single - Family						
<input type="checkbox"/> Design Review Application						
<input type="checkbox"/> Pre-Design			NC			
<input type="checkbox"/> Preliminary Plan Submittal			\$ 700.00	Per Home		
<input type="checkbox"/> Final Plan Submittal			NC			
<input type="checkbox"/> Resubmittal			\$ 250.00			
<input type="checkbox"/> Major Modification			\$ 250.00			
<input type="checkbox"/> Minor Modification			NC			
<input type="checkbox"/> Multi - Family / Enclave						
<input type="checkbox"/> Design Review Application						
Number of Models						
Number of Buildings						
Number of Dwelling Units						
<input type="checkbox"/> Plan Preview			\$ 250.00	Per Model		
<input type="checkbox"/> Preliminary Model and Neighborhood Site Plan Submittal			\$ 2,700.00	Per Model		
<input type="checkbox"/> Preliminary Model and Neighborhood Site Plan Submittal						
<input type="checkbox"/> Preliminary Model and Neighborhood Site Plan Submittal			\$ 700.00	Per Model		
<input type="checkbox"/> Final Plan Submittal			\$ 2,000.00	Per Enclave		
<input type="checkbox"/> Resubmittal			NC			
<input type="checkbox"/> Major Modification			\$ 250.00			

- Minor Modification
- Improvement Deposits
 - Construction Compliance and Damage Deposit
 - Landscape Compliance Deposit
- Other
 - Capital Facilities Fee Paid to District
 - Building Permit Issued by Town
 - Certificate of Occupancy Issued by Town
 - Final Inspection By DRB

		NC		
		\$ 3,000.00	Per Bldg	
		\$ 2,000.00	Per Bldg	
		\$ 6,255.00	Per DU	

Subdivision:

Project Name:

Filing No: **Lot :** **Block:**

Physical Address:

Owner's Name / Contact:

Company Name:

Phone Number: **Fax Number:**

Mobile Number: **E-Mail Address:**

Mailing Address:

City:

State: **Zip Code:**

Owner's Representative

Company Name:

Phone Number: **Fax Number:**

Mobile Number: **E-Mail Address:**

Mailing Address:

City:

State: **Zip Code:**

Contractor / Builder

Company Name:

Phone Number: **Fax Number:**

Mobile Number: **E-Mail Address:**

Mailing Address:

City:

State: **Zip Code:**

Architect

Company Name:

Phone Number: **Fax Number:**

Mobile Number: **E-Mail Address:**

Mailing Address:

City:

State: **Zip Code:**

Landscape Architect

Company Name:

Phone Number: **Fax Number:**

Mobile Number: **E-Mail Address:**

Mailing Address:

City:

State: **Zip Code:**

EXHIBIT B - APPROVED PLANT LIST

APPROVED PLANT PALETTE				
BOTANICAL NAME	COMMON NAME	DECIDUOUS (D) EVERGREEN (N)	HEIGHT	REMARKS
Abies concolor	White Fir	E	70-160'	Well-drained soil with consistent moisture
Abies grandis	Grand Fir	E	100'-200'	
Abies lasiocarpa	Subalpine Fir	E	50-100'	Good drainage but not hot dry slopes
Alnus tenuifolia	Thinleaf Alder, Mountain Alder	D	30'	Tolerates moist soil; reddish-gray bark
Celtis occidentalis	Hackberry	D	40'	
Populus acuminata	Lanceleaf Cottonwood	D	45'	Moist soils
Populus augustifolia	Narrow Leaf Cottonwood	D	50'	Moist soils
Populus balsamifera	Balsam Poplar	D		Moist soils
Populus tremuloides	Quaking Aspen, Trembling Aspen	D	40-70'	Rich, moist soils
Prinus virginiana	Common Chokecherry	D	20'	
Picea engelmannii	Engelmann Spruce	E	80-100'	Best along streams and springs.
Picea mariana	Black Spruce	E	20-60'	
Picea pungens	Colorado Spruce, Blue Spruce	E	70-100'	Tolerates streams and springs.
Pinus aristata	Bristlecone Pine	E	20-40'	Well drained soil
Pinus contorta	Lodgepole Pine	E	20-80'	Well drained soil
Pinus edulis	Pinon Pine, Colorado Pinon	E	15-35'	Tolerates dry, rocky Slopes.
Pinus flexilis	Limber Pine	E	40-50'	Well drained soil; Tolerates dry, rocky slopes
Pinus monticola	Western White Pine	E	100'	
Pinus ponderosa	Ponderosa Pine	E	60-130'	
Pinus strobiformis	Southwestern White Pine	E	50-80'	Dry, rocky slopes
Pseudotsuga menziesii	Douglas Fir	E	80-200'	Wind tolerant
Quercus gambelii	Gambel Oak	D	20-70'	
Robinia neomexicana	New Mexican Locust		25'	

SHRUBS				
Acer glabrum	Rocky Mountain Maple	D	30'	Good for north exposure
Acer negundo	Box Elder	D	20-50'	
Amelanchier alnifolia	Western Serviceberry, Saskatoon Serviceberry	D	30'	Good on dry, rocky slopes. Star shaped white flowers.
Amelanchier utahensis	Utah Serviceberry	D	10-12'	
Amorpha canescens	Leadplant	D	2-3'	
Amorpha fruticosa	Indio Bush	D	4-5'	

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

<i>Artemisia cana</i>	Old Man Wormwood	D	3'	
<i>Artemisia filifolia</i>	Sand Sage	D	3-5'	
<i>Artemisia frigida</i>	Fringed Sage	D	6-12'	
<i>Artemisia ludoviciana</i>	Prairie Sagebrush	D	3'	
<i>Artemisia tridentate</i>	Big Sagebrush	D	5-10'	Pungent aroma
<i>Artiplex canescens</i>	Fourwing Saltbush	D	6'	
<i>Atriplex confertifolia</i>	Shadescale			
<i>Berberis repens</i>	Creeping Barberry		4-8'	
<i>Betula fontinalis</i>	Native River Birch	D	10-20'	Moist soils
<i>Betula glandulosa</i>	Bog Birch	D	3-6'	
<i>Betula occidentalis</i>	Water Birch	D	25'	Moist soil
<i>Ceanothus fendleri</i>	Buckbrush			
<i>Ceratoides lanata</i>	Winterfat	D	1-3'	
<i>Cercocarpus ledifolius</i>	Curlleaf Mountain Mahogany	E	15-30'	Aromatic
<i>Cercocarpus montanus</i>	Mountain Mahogany	D	6'	Good on dry, rocky slopes. Feather like seed heads
<i>Chrysothamnus nauseosus</i>	Rabbit Bush	D	1-7'	Tolerates poor, dry soil. Showy, white flowers.
<i>Cornus stolonifera</i>	Red Twig Dogwood, Red-osier Dogwood	D	3-10'	Moist soil, Colorful red stems in winter.
<i>Crataegus douglasii</i>	Black Hawthorn		30'	Showy white flowers; glossy foliage.
<i>Crataegus succulenta 'coloradensis'</i>	Colorado Hawthorn			
<i>Ephedra viridis</i>	Morman Tea	D	4'	
<i>Fallugia paradoxa</i>	Apache Plume	D	1-6'	
<i>Forestiera neo-mexicana</i>	New Mexico Privet	D	20'	
<i>Holodiscus discolor</i>	Creambush	D	3-20'	
<i>Holodiscus dumosa</i>	Rock Spirea	D	3-4'	Good on dry, rocky exposures. Showy, creamy flowers.
<i>Jamesia Americana</i>	Cliff Jamesia	D	1-5'	Rocky slopes. Showy flowers.
<i>Juniperus communis</i>	Common Juniper	E		Best in rich soils.
<i>Juniperus monosperma</i>	Singleseed Juniper	E	10-25'	
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	E	20-50'	
<i>Lonicera involucrata</i>	Twinberry Honeysuckle Bearberry Honeysuckle	D	2-10'	Likes moist, rich soil. Glossy, green foliage.
<i>Mahonia repens</i>	Creeping Oregon Grape	D	10-16'	Low, creeping broad leaf plant. Shade Tolerant.
<i>Philadelphus microphylla</i>	Little Leaf Mock Orange	D	3-5'	
<i>Physocarpus monogynus</i>	Mountain Ninebark, Native Ninebark	D	3-4'	
<i>Potentilla fruticosa</i>	Shrubby Cinquefoil	D	6-36'	Dry, sunny slopes. Bright, yellow flowers
<i>Prunus Americana</i>	American Plum	D	10-15'	
<i>Prunus besseyi</i>	Western Sand Cherry	D	5-6'	
<i>Prunus virginiana melanocarpa</i>	Native Chokecherry, Common Chokecherry	D	20'	Moist soils.
<i>Purshia tridentate</i>	Antelope Bitterbrush	D	3-10'	Dry, rocky, southern slopes.

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

				Fragrant, yellow flowers. Screening Plant
<i>Rhamnus cathartica</i>	Common Buckthorn	D	10-15'	
<i>Rhus aromatica</i>	Skunkbush			
<i>Rhus glabra</i>	Smooth Sumac	D	10'	
<i>Rhus glabra cismontane</i>	Native Smooth Sumac	D	5'	
<i>Rhus trilobata</i>	Skunkbush	D	3-6'	Erosion control. Dry, sunny slopes.
<i>Ribes aureum</i>	Golden Currant	D	6'	Does best in rich soil.
<i>Ribes cereum</i>	Squaw Current	D	2-8'	Does best in rich soil.
<i>Ribes inerme</i>	Whitestem Gooseberry	D		Does best in rich soil.
<i>Robinia pseudoacacia</i>	Black Locust	D	50'	
<i>Rubus idaeus ssp. melanolasius</i>	Wild Raspberry	D		Rocky but moist soils.
<i>Rubus parviflorus</i>	Salmonberry	D	3-12'	
<i>Salix drummondiana</i> 'Bluestem'	Blumstem Willow	D		Good near streams or ponds.
<i>Salix exigna</i>	Sandbar Willow	D	8-12'	Good near streams or ponds.
<i>Salix wolfii</i> 'Climax'	Climax Willow			Good near streams or ponds.
<i>Sambucus pubens</i>	Red Berried Elder	D	6-8'	Showy white flowers with scarlet berries.
<i>Sambucus caerulea</i>	Blue Elderberry	D	25'	
<i>Shepherdia argentea</i>	Silver Buffaloberry	D	8-12'	Shade tolerant.
<i>Shepherdia Canadensis</i>	Native Mountain Ash, Western Mountain Ash	D	20'	Moist soils.
<i>Spiraea betulifolia</i>	Birchleaf Spiraea	D	8-32'	
<i>Symphoricarpos albus</i>	White Snowberry	D	5-6'	
<i>Symphoricarpos rotundifolius</i>	Mountain Snowberry	D		

PERENNIAL/ GROUNDCOVER				
<i>Achillea millefolium</i>	Yarrow		12-40"	
<i>Antennaria rosea</i>	Pussytoes		2-3"	
<i>Aquilegia caerulea</i>	Rocky Mountain Columbine		15-20"	
<i>Aquilegia chrysantha</i>	Golden Columbine		1-4'	
<i>Arctostaphylos uva-ursi</i>	Kinnikinnik		6"	
<i>Campanula rotundifolia</i>	Bluebells of Scotland		4-40"	
<i>Chrysanthemum leucanthemum</i>	Oxe-eye Daisy		12-24"	
<i>Mentha spicata</i>	Spearmint		15-18"	
<i>Papaver alpinum</i>	Alpine Poppy		5-6"	
<i>Papaver nudicaule</i>	Iceland Poppy		12"	
<i>Penstemon eatoni</i>	Firecracker Penstemon		24-36"	
<i>Penstemon strictus</i>	Rocky Mountain Penstemon		24-30"	
<i>Polemonium caeruleum</i>	Jacob's Ladder		12-16"	
<i>Ranunculus repens</i>	Single Creeping Buttercup		6-8"	

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

Ratibida clumnifera	Prairie Coneflower		3-4'	
Rosa woodsii	Wild Woods Rose			

VINES				
Clematis Ligusticifolia	Virgins bower			
Clematis orientalis				
Humulus lupulus neomexicanus	Native Hop Vine			

GRASSES				
Agropyron riparium	Streamback Wheatgrass			
Agropyron smithii	Western Wheatgrass			
Agropyron spicatum	Bluebunch Wheatgrass			
Bouteloua gracilis	Blue Grama			
Buchloe dactyloides	Buffalo Grass			
Festuca arizonica	Arizona Fescue			
Festuca idahoensis	Idaho Fescue			
Oryzopsis hymenoides	Indian Rice Grass			

EXHIBIT C - PROHIBITED PLANT LIST

Due to their invasive nature, the following list of noxious weeds and ornamental plants are prohibited within Granby Ranch. Noxious weed and ornamentals are not native to the state of Colorado. They grow unchecked by natural predators such as insects or diseases. A common characteristic of all noxious weeds and ornamentals is their aggressive, competitive behavior. Noxious weeds establish themselves in soil disturbed by construction and then are transported to environments that are not infested. Once established, noxious weeds have a tremendous capacity to invade adjacent undisturbed natural plant communities.

Invasive Ornamentals were imported to the United States for their aggressive growth habits, drought tolerance, or re-seeding capabilities. The very traits which make these plant desirable for a garden or landscape also enable them to thrive outside cultivated areas and become fierce competitors with native vegetation. Invasive Ornamental plants have become a serious threat to the delicate balance of the native ecosystem.

NOXIOUS WEEDS

Acroptilon repens	Russian Knapweed
Anthemis cotula	Mayweed Chamomile
Cardaria draba	Hoary Cress or Whitetop
Cardaria draba	Houndstongue
Cardus nutans	Milk Thistle
Carum carvia	Wild Caraway
Centaurea diffusa	Diffuse Knapweed
Centaurea maculosa	Spotted Knapweed
Cirsium arvense	Canada Thistle
Convolvulus arvensis	Field Bindweed
Euphorbia esula	Leafy Spurge
Hyoscyamus niger L.	Black Henbane
Linaria vulgaris	Yellow Toadflax

INVASIVE ORNAMENTALS

Chrysanthemum leucanthemum	Oxeye Daisy
Hesperis matronalis	Dame's Rocket
Matricaria perforata	Scentless Chamomile
Salvia anethopsis	Mediterranean Sage
Tanacetum vulgare	Common Tansy
Tamarix ramosissima Ledeb	Saltcedar

For further information, contact the Colorado State Cooperative Extension at www.ext.colostate.edu.

EXHIBIT D - RULES AND REGULATIONS OF THE SILVERCREEK ARCHITECTURAL AND LANDSCAPE COMMITTEE [LAST REVISION DATED SEPTEMBER 25TH 1997]

Pursuant to the First Amendment to the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Silver Creek, as recorded in the Office of the Clerk and Recorder for Grand County, Colorado under reception number 97011141, dated December 12, 1997, the following Rules and Regulations of the Silver Creek Architectural and Landscape Committee constitute the minimum architectural and design standards for improvements constructed within Granby Ranch (formerly known as Silver Creek Development Area). All development within Granby Ranch shall be subject to the Granby Ranch Design Guidelines, which equal or exceed the Rules and Regulations of the Silver Creek Architectural and Landscape Committee, unless otherwise agreed to by a majority vote of the Silver Creek Architectural Committee. The Rules and Regulations of the Silver Creek Architectural and Landscape Committee are as follows:

SECTION 1: INTRODUCTION. This Committee is organized according to the requirements of the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for SilverCreek (referred to herein as the Master Declarations). The general development scheme for all of SilverCreek is described as RUSTIC MOUNTAIN, which requires that all construction be compatible with this scheme. In general, this requires that structures be designed and built in such a manner that they blend harmoniously into the surrounding environment which shall be accomplished, as far as possible, by the use of natural materials, earth tones and minimal disruption to the landscape. The Committee shall approve plans and specifications submitted to its approval only if it reasonably deems that (a) the construction, alteration or addition contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of the property as a whole, (b) the appearance of any structure affected thereby will be in harmony with the existing structures, (some examples of residences not considered to be harmonious with the surrounding structures are, dome houses, circular homes and A—frames, (c) the construction thereof will not detract from the beauty, wholesomeness and attractiveness of the Association Property or the enjoyment thereof by the members, and (d) the upkeep and maintenance thereof will not become a burden on the Master Association. The Committee may require such reasonable detail and plans and specifications submitted for its review as it deems proper including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. The Committee shall review and approve or disapprove all plans submitted to it for any proposed improvement, alteration or addition, with the criteria that the proposed construction harmoniously conforms to the existing structures in the neighborhood and with the topography of the landscape and the general development scheme of the property. The Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features. The Committee's approval or disapproval shall be based solely on the considerations set forth in Article IX of the Master Declarations. These Regulations are issued in order to set forth with more specificity than are included in such Articles, the criteria that will be employed by the Committee.

The specific objectives of the Committee are:

- (a) To preserve the natural beauty of SilverCreek, to prevent indiscriminate or unnecessary clearing of the property, removal of trees and earth moving.
- (b) To prevent excessive or unsightly grading which would cause disruption of natural water courses or scar natural landforms.
- (c) To insure that the location and configuration of structures are visually harmonious with their sites and with surrounding sites and structures and do not unnecessarily block scenic views from existing buildings or tend to dominate the natural landscape.
- (d) To insure that the architectural design of and materials and colors used in structures are

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

visually harmonious with the Development's overall appearance, with surrounding development, with natural land forms and native vegetation, and with officially approved development plans, if any, for the areas in which the structures are proposed to be located.

(e) To insure that the plans for the landscaping of open spaces conform to these Regulations, provide visually pleasing settings for structures on the same site and on adjoining and nearby sites and blend harmoniously with the natural landscape.

SECTION 2: MATERIAL TO BE SUBMITTED. The Owner shall submit or cause to be submitted all of the following materials to this Committee prior to any application for a building permit or any application for a permit to erect outdoor advertising:

(a) Preliminary architectural plans drawn at a scale of one—eighth inch equals one foot or larger, including floor plans in sufficient detail to permit determination of whether all requirements, if any, of floor area will be met. Architectural plans shall include all elevations of proposed structures, as they will appear on completion. A plot plan indicating the location of the residence on the lot including parking spaces and driveway location shall also be submitted. This plot plan shall clearly indicate the set—back from all road right of ways and property lines. If there is more than a 5-foot elevation distance from the road to the finished floor elevation of the garage, the owner shall also provide a driveway profile for review. A maximum of 10% grade will be approved. All exterior surfacing materials and colors shall be specified, and samples of each, complete with proposed finishes, shall be submitted. It is the burden of the Applicant to ensure that the plans comply with all County requirements. The approval of the Committee does not imply such compliance.

(b) For a proposed sign, scale drawings, plans, renderings, photographs, or other information required by the County showing in detail design, materials and colors and specifying the method of illumination shall be submitted. Locations of proposed signs shall be indicated by a numbering system or other clearly comprehensible system of reference to the site. Upon request of the Committee samples of sign materials shall be submitted.

(c) The Committee may require the submission of additional plans, drawings, specifications, samples and other materials if deemed necessary to determine whether a project, structure, building or sign comply with the Master Declarations of the Committee.

SECTION 3: DESIGN REGULATIONS.

(a) Building location, configuration, architectural design, materials and colors should be harmonious with the majestic mountain setting and, in particular, describe the development theme, which is "Rustic Mountain."

(b) Structures shall not visually dominate the landscape or call undue attention to themselves.

(c) Structures or portions of structures exceeding the height limits prescribed in other applicable Ordinances shall be limited to chimneys, clock towers, ski lifts, church steeples and similar harmonious architectural forms. Rooftop heating and air conditioning equipment, large vent stacks, elevated penthouses and similar features shall be avoided, and if permitted, shall be screened from view.

(d) The roof pitch on all single family and duplex structures shall equal at least six (6) vertical in twelve (horizontal), and shall not exceed 12' (vertical) in 12 (horizontal). However, a roof pitch of 4' (vertical) to twelve (horizontal) may be allowed if the roof is 25 feet or longer, at a constant slope measured along the roof (i.e. not the horizontal measurement). Roof offsets are recommended. Mansard roofs are not allowed. Roof slopes over dormers or porches will be reviewed on a case-by-case basis; however, these slopes shall never be less than 4' (vertical) to 12' (horizontal).

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

- (e) Deep eaves, overhangs, canopies and other building features that provide shelter from the elements in the winter and provide shade in the summer are recommended.
- (f) Exterior building materials shall be natural in appearance, such as log, cedar or pine siding, native stone and stucco.
- (g) Windows shall be suitable for the climate and for the orientation of the particular building elevation in which the window opening occurs. Use of shutters and sun breaks are recommended where appropriate. All windows shall be thermopane.
- (h) Design of accessory structures, fences, walls and other structural landscape features shall be harmonious with the main structure or structures on the site. The same or other harmonious building materials shall be used on the main structures and accessory structures.
- (i) Only earth tone colors shall be used on the exterior walls. Primary colors or other bright colors shall be used only as accents and then sparingly and only in non—residential areas. Use of penetrating stains on wood surfaces rather than paint is required. Exposed metal flashing or trim must be anodized or painted so as to be non—reflective.
- (j) DELETED
- (k) Residential, multiple—dwelling and lodge development outside central areas shall have a looser, lower density character. Open spaces shall be left in their natural state or landscaped and large paved areas will not be permitted.
- (l) Removal of trees, shrubs and non hazardous native plant materials shall be limited to removal of those essential for development of the site. Proposed improvements, including homes, driveways, etc. shall be staked out and no clearing of the lot is allowed (except for standing dead or falling trees) until the locations and the trees to be removed are approved by the Committee. The construction of any residence including driveways shall be accomplished in such a manner as to minimize the tree loss on each lot.
- (m) Excessive grading shall not be permitted for any purpose whatsoever.
- (n) Cut and fill slopes shall be sculptured and contoured to blend with the natural, undisturbed terrain.
- (o) All grading and excavation scars shall be re-vegetated with native flora or other flora that will harmonize with the natural landscape.
- (p) Chimney stacks must be enclosed in wood, stone chase or other approved material.
- (q) Landscaping shall be designed to harmonize with natural land forms and native trees and other plan materials, except in commercial areas where the man made look may be more suitable. Lawns, geometric plantings, evenly spaced rows of trees and other formal, urban landscape features shall be avoided and are prohibited.
- (r) Particular attention shall be given the landscape design of off-street parking lots to soften their harsh, barren appearance. Cars, as seen from grade and from higher elevations, shall be screened as much as possible by trees, shrubs, hedges, fences, mounds and similar landscape features. Plant materials used for screening generally shall be evergreens.
- (s) In residential areas, location and configuration of buildings shall maximize the privacy of surrounding dwellings and shall intrude into the views to the minimum extent feasible.

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

(t) In residential areas, accessory buildings generally must be attached to the main building either directly or by means of a continuous fence, wall, screen or breezeway at least six feet (6') high of the same or a complementary material as the main building's exterior finish.

(u) Service areas, outdoor storage, drying yards, garbage cans and trash storage areas will be completely screened from adjacent properties, streets and other public areas by fences, planting or other suitable means. All garbage cans must be bear proof.

(v) Storage areas for boats, trailers, campers and off-road vehicles shall be completely enclosed by fences, planting or other suitable means.

(w) The minimum square footage for a single family residence shall be:

(1) A total of 1,200 square feet of living space with a minimum of 1000 square feet on the main level.

(2) The square footage; of the garage shall not be included in the totals above.

(x) The maximum square footage of a single family home in Innsbruck-Val Moritz shall be 4,000 square feet.

(y) Minimum square footage of a duplex home shall be:

(1) 900 square feet (per side) on the main level.

(2) Each side of the duplex shall have the same requirement as a single family home in regards to garages.

(z) The maximum square footage of a duplex in Innsbruck-Val Moritz shall be 2,000 square feet per side not including the square footage of the garage.

(aa) The minimum square footage for a garage for a single family residence shall be 400 square feet with both garage bays having direct access to the outside of the structure.

(bb) All requests for detachable garages will be considered on a case by case basis.

(cc) No exterior clothes lines will be allowed.

(dd) No chain link fences will be allowed.

(ee) Any request for fencing for property division, landscaping or retention walls shall be approved on a case by case basis.

(ff) 18 inch diameter satellite dishes or smaller are allowed, if the location and color are approved by the Committee.

(gg) Propane tanks are allowed if they are buried, with all exposed portions landscaped, unless the lot is within 200 feet of a natural gas pipeline.

(hh) There shall be no more than 8 inches of exposed concrete (measured vertically) between the final grade and the exterior wood siding.

(ii) There shall be no more than 2 feet of exposed chimney pipe.

(jj) In Innsbruck-Val Moritz, SilverSage, Lakeview subdivisions, there shall be no more than 20% of the total outside structure can be stucco, 20% of the outside structure can be masonry (rock) and the other 60% would be wood siding. These percentages would have to be evenly distributed on the structure. The undeveloped portions of Mountainside, The Summit and SilverStar subdivisions will utilize the above standard unless a new design incorporating a different proportion of materials is approved by the Master Association Design Review Board. This standard shall not apply to any other portion of SilverCreek.

ROOF SLOPE DESIGN CRITERIA ONLY. (LARGE BUILDINGS) For all buildings with a foundation footprint of 8,000 square feet or larger, commercial or residential:

A. The predominate (at least 35%) roof slope shall be 5:12 or steeper.

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

B. Arcades on the perimeter of the buildings shall have a roof slope of 2.5:12 or steeper. The maximum length of the "Arcade" roof shall be 12 feet (measured horizontally). No more than 15% of the roof area shall be used for the arcades.

C. All other roof slopes shall be a minimum of 3:12 roof pitch

SECTION 4: CONSTRUCTION.

(a) Prior to any earth work or construction, all fees as noted in Section 7 shall be paid to the Committee.

(b) Upon completion of home or structure, an inspection for compliance, re-vegetation, settlement and general cleanup will be made by the Committee, after receipt of a letter from the owner requesting said inspection. If the site is found to be in compliance, the building fee without interest will be refunded.

(c) All power and utilities internal to the subdivision shall remain underground.

(d) Work on the exterior of a structure shall be limited to 7:00 A.M. to 7:00 P.M.

(e) All exterior work shall be completed within nine (9) months from the date the contractor/owner pours the first amount of concrete for the footing to complete the house. If not completed within ten months from that date, a fine of \$300.00 per month penalty will be assessed. This penalty shall increase to \$500.00 per month if the exterior of the structure is not completed by the end of the 13th month.

(f) During the entire construction phase, a porta-potty is required on all job sites.

(g) Construction trailers are allowed provided they meet the following criteria:

(1) No more than two trailers are allowed with a maximum total length for the two trailers of 24 feet.

(2) If only one trailer is proposed, the maximum length of that trailer shall be 20 feet.

(3) All trailers must be located on the lots and not in the road rights of way.

(4) All trailers must be removed prior to September 30th of any year.

(5) Construction trailers may not be hauled onto a lot until the owner has an approved building permit from the County.

(6) Grand County Planning Department has specific rules and regulations regarding the prohibition of camping on lots with homes that are not completely constructed and vacant lots. The Committee requires that all owners be in compliance with these regulations. Currently these rules and regulations do not allow the use of live trailers/tents to be used for construction of a residence.

(h) Construction burning is only allowed in 55 gallon drums or equivalent. All other construction materials that need to be disposed of shall be hauled off the site.

SECTION 5: PROCEDURE.

(a) The Committee shall review the applications, materials and proposals and shall either approve or reject the same, once all required materials have been submitted. Until receipt by the Committee

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

of any required plans and specifications the committee may postpone review until such have been submitted. Decision of the Committee and the reasons therefor shall be transmitted by the Committee to the Applicant at the address set forth in the Application for approval within forty-five (45) days after receipt by the Committee of all materials required. Any application shall be deemed disapproved unless written approval or a request for additional information or materials by the Committee shall have been transmitted to the Applicant within said forty-five (45) day period. If disapproved the Applicant may resubmit its application with such modifications as may be necessary. Decisions of the Committee with respect to any re-submitted application and the reasons therefor shall be transmitted by the Committee to the Applicant at the address set forth in the re-submitted application within fifteen (15) days of receipt by the Committee of such re-submitted application. Any re-submitted application shall be deemed approved unless written disapproval or a request for additional information or materials by the Committee shall have been transmitted to the Applicant within fifteen (15) days after the date of receipt by the Committee of all required materials.

(b) All Applicants must read and be familiar with the Covenants that apply to their particular subdivision as there may be additional requirements not covered by these regulations or by the Master Declaration. Any additional covenants may be more restrictive than the requirements set forth herein and in the Master Declaration but in no event may they be less restrictive. In the event any subdivider or developer who has imposed additional covenants upon land wishes this Committee to apply such Covenants in approving or rejecting any submissions then this Committee shall do so unless, in its sole discretion, the Committee determines that it would prefer not to apply such Covenants in which case it will leave the responsibility to the particular developer involved to form a separate committee for review of submissions. Applicants are advised that there may be other architectural or design committees whose approvals is required for their particular building site and that it is the responsibility of each Applicant to determine whether any additional approvals are necessary.

(c) All applications remain the property of the Committee which reserves the right to as many on-site inspections before, during and/or after completion of the project as it might deem necessary.

(d) The Design Review Board shall be notified by the Owner when (1) staking of the lot is to occur, (2) framing is to begin (3) siding is to be started, (4) the finish work is to be started. The Committee will inspect the project at these times.

(e) No one can live in their house prior to receiving a Certificate of Occupancy from Grand County Building Department.

SECTION 6: SIGN CODE.

(a) If any exterior lighting is to be used on the project, a sketch must be submitted to the Design Review Committee for approval.

(b) Entrance signs for subdivisions must be metal and/or wood, with all letters carved. The design must be submitted for Committee approval. No signs not permitted by the Grand County Zoning Regulations shall be allowed.

(c) Signs in residential areas are generally prohibited. Signs such as "Show Model", etc. will be considered on an individual basis. A sketch must be submitted. One unlighted "For Sale" sign not larger than 2 Ft by 3 Ft. may be attached to houses for sale. No "For Sale" signs may be installed on vacant lots.

(d) All signs (information directional and identification) shall be done in earth tone colors.

(e) Temporary signs such as sandwich boards shall be allowed upon review and approval of the Committee and shall be considered on a case by case basis.

(f) “Open House” signs shall be allowed with prior approval of the Committee and must be removed daily.

SECTION 7: FEES.

(a) Application Fees. All application fees shall be paid at the time. The drawings are submitted to the Committee.

(1) The fee for each density unit is \$25.00.

(2) Applications for more than eight (8) density units will cost \$25.00 for each of the first eight (8) units and \$10.00 per density unit for those units exceeding eight.

(3) The commercial buildings fee is \$100.00 for every 5,000 square feet rounded to the next highest multiple.

(b) Construction Fees. Prior to construction of a residential or commercial structure, a \$1,000.00 check must be submitted to the Committee. No interest will be paid on the deposit. All re-vegetation shall be accomplished within the first growing season after the completion of the exterior of the house. If the re-vegetation is not completed to the Committee’s satisfaction as required above, then all or a portion of the \$1,000.00 may be used by the Committee to have the re-vegetation work completed. The \$1,000.00 may also be used by the Committee to (A) Bring the structure into compliance with these rules and regulations, and/or (B) repair, as needed, on the Master BOA roads disturbed during construction of the structure and/or (C) hire an attorney to take whatever steps are necessary to require compliance with these Rules and Regulations.

(c) Sign Fees. A sign application fee of \$10.00 is required for each sign.

SECTION 8: CONFLICTS. In the event of any conflicts between these Regulations and the Master Declarations, the Master Declarations shall control. In the event that the Applicant and the Committee cannot agree on compliance issues regarding these Rules and Regulations, then the Applicant may appeal to the Board of Directors of the Master Homeowner’s Association of SilverCreek, Inc. The decision of said Board of Directors is final.

SECTION 9: AMENDMENTS MD REVISIONS. These Rules and Regulations may be amended and revised by the Silvercreek Architectural and Landscaping Control Committee from time to time as may be necessary in the judgment of this Committee. Any provisions of these Rules and Regulations may be changed and/or waived by the SilverCreek Architectural and Landscaping Control Committee. Copies of the current Rules and Regulations shall be made available to any property owner or prospective purchaser of property within Silvercreek. These Rules and Regulations shall supersede all previous Rules and Regulations.

TOWN OF GRANBY

RESOLUTION 2005-01-11A

A RESOLUTION APPROVING SIGN STANDARDS AND EXTERIOR LIGHTING STANDARDS FOR GRANBY RANCH, FORMERLY KNOWN AS SOLVISTA GOLF & SKI RANCH

WHEREAS, the Board of Trustees previously approved a Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch (“the Preliminary Plan”), which was recorded on March 6, 2003 at Reception No. 2003-002998 of the Records of the Grand County Clerk and Recorder; and

WHEREAS, SolVista Golf & Ski Ranch is now known as Granby Ranch; and

WHEREAS, Article 7 of the Preliminary Plan provided that resort-wide sign standards would be developed by the developer in cooperation with the Town following approval of the Preliminary Plan, and that such sign standards would be subject to approval by the Town Board of Trustees; and

WHEREAS, the developer and the Town have developed Sign Standards for Granby Ranch, attached hereto as Exhibit 1 and incorporated herein by reference; and

WHEREAS, Article 8 of the Preliminary Plan provided that comprehensive lighting standards for residential and commercial development within Granby Ranch would be developed by the developer in cooperation with the Town following approval of the Preliminary Plan, and that such lighting standards would be subject to approval by Town Board of Trustees; and

WHEREAS, the developer and the Town have developed the Exterior Lighting Standards for Granby Ranch, attached hereto as Exhibit 2 and incorporated herein by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY, COLORADO:

1. That the Sign Standards for Granby Ranch, attached hereto as Exhibit 1, are hereby approved.
2. That the Exterior Lighting Standards for Granby Ranch, attached hereto as Exhibit 2, are hereby approved.


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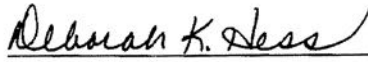
INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY AND SIGNED THIS 11th DAY OF JANUARY 2005.



Votes Approving: 5
Votes Opposed: 0
Absent: 2
Abstained: 0

ATTEST:

BOARD OF TRUSTEES OF THE
TOWN OF GRANBY, COLORADO


Deborah Hess
Town Clerk

By: 
Edward Wang
Mayor


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EXHIBIT 1
SIGN STANDARDS FOR GRANBY RANCH

Pursuant to Article 7 of the Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch (now known as Granby Ranch), recorded on March 6, 2003 at Reception No. 2003-002998 (the "Preliminary Plan"), these Sign Standards have been adopted by the Town Board, and shall govern signs within Granby Ranch, and Granby Ranch shall be exempt from the provisions of the Town's Sign Code and any other provisions of the Town Code (including the Town's Subdivision Regulations) setting forth requirements relating to signs; provided, however, that these Sign Standards shall not apply to any areas within Planning Areas 6, 7 or 8 (as defined in the Preliminary Plan), or that portion of Planning Area 1 (as defined in the Preliminary Plan) located within 500 feet of Highway 40 (the "Excluded Areas"). Until such time as other sign standards are adopted by the Town Board for the Excluded Areas, the provisions of the Town's Sign Code shall apply to the Excluded Areas.

(A). The Sign Standards for Granby Ranch shall be used for purposes of identification, function, activity, direction, protection, security and safety in areas of pedestrian circulation and vehicular traffic. These standards apply to all development within the Granby Ranch and are intended to:

1. permit signs which are appropriate to the identity, activity, function, and measures of security, safety and protection being displayed; are expressive of the identity of the community and all related components of Granby Ranch as a whole; and are well-designed, aesthetically pleasing, and legible in the circumstances in which they are seen;
2. direct and regulate the manner in which people and traffic move through the property to various locations, activities and enterprises as a public convenience and for life-safety response; and
3. Protect the high-quality living environment, and enhance the aesthetic environment by assuring the compatibility of signs with surrounding uses through the regulation of the size, height, location, and illumination of signs.

(B). All signs shall:

1. Conform to these minimum Sign Standards and require the review, approval and issuance of a permit by the Granby Ranch Architectural Review Committee and the Town of Granby, unless specifically exempted herein;
2. Except as otherwise allowed in these standards, be located on the premises of the use.
3. Conform to traffic control requirements, Building Codes, Fire Codes and Electrical Codes adopted by the Town of Granby;
4. Be designed, constructed and maintained in good repair and functioning properly, and free from all defects, including, but not limited to cracking, spalling, rusting, and peeling. Except for banners, flags, temporary signs, and window signs, which meet the requirements of this section, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, building, or other structure; and
5. If illuminated, conform to the Exterior Lighting Standards for Granby Ranch.


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(C). Sign Plan Requirement.

A Sign Plan for Non-residential development, subdivisions containing 5 or more lots, or Multi-family Projects [3 or more attached units] is required to be submitted to the Granby Ranch Architectural Review Committee and the Town of Granby in conjunction with the subdivision, and Final Planned Development Plan submittal; provided, however, that a Sign Plan is not required for lot identification markers. The Sign Plan shall be in compliance with the Sign Standards described herein and contain the following:

1. The size, height, and location of all signs and text area within the sign;
2. The design, color, materials, and support structure of all signs; and
3. The design of any illumination; and
4. Information demonstrating conformance with the *Exterior Lighting Standards for Granby Ranch* and the applicable standards described herein.

Single family and duplex dwellings are not required to submit a Sign Plan to the Town, but are required to submit a Sign Plan containing the above information to the Granby Ranch Architectural Review Committee, unless specifically exempted herein.

(D). Sign Application: A sign may be displayed, erected, placed, established, painted, created, altered or maintained within Granby Ranch only in conformance with the standards, procedures, exemptions, and other requirements described herein.

1. Signs shall be permitted throughout Granby Ranch as accessory uses in accordance with the regulations contained herein.
2. Sign plans for all new signs must be submitted to and approved by the Granby Ranch Architectural Review Committee and Town of Granby under criteria set forth in these standards.
3. All sign plan applications shall include, as a minimum, the following information:
 - a. Street address of the proposed sign.
 - b. Actual shape and dimensions of the lot.
 - c. Building locations and height dimensions.
 - d. Size, height, location, setback and type of both existing and proposed signs.
 - e. Name, address and telephone number of owner and sign installer.
 - f. Existing zoning.
 - g. Elevation drawings of the proposed sign.

4. Common Sign Plan for Non-Residential Projects. For any non-residential lot on which the owner proposes to erect more than one sign requiring a permit, the Zoning Administrator may

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require that the owner submit a common sign plan that shall consist of coordinated signs for the entire development or center. Signs in the common sign plan shall have mutually unifying elements, which may include uniformity in materials, color, size, height, letter style, sign type, shape, lighting, location on buildings, and design motif. If the owners of two (2) or more contiguous lots or the owner of a single lot with more than one (1) building (not including accessory building) submit a common sign plan conforming with the provisions of these standards, a twenty-five (25) percent increase in sign area shall be allowed for each included lot. This bonus shall be allocated within each lot as the owner elects.

(E). **Sign area measurement.** The area of a sign will be measured in conformance with the regulations as set forth in this section; provided, that the structure or bracing of a sign will be omitted from measurement unless such structure or bracing is made part of the message or face of the sign. Architectural embellishments are not considered to be a structure or bracing. Where a sign has two (2) or more display faces, the area of all faces will be included in determining the area of the sign.

1. The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) will be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed.
2. The height of a sign will be computed as the distance from the base of the sign at average grade to the top of the highest attached component of the sign. Average grade will be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign.

(F). **Intentionally omitted.**

(G). **Sign Standards for Single family and duplex dwellings and subdivisions.** Unless specifically exempted herein, the following sign standards shall apply:

1. Signs shall be restricted to the following type of signs:
 - (a) Vacant Lot: one lot identification marker shall be allowed for each dwelling unit authorized for any vacant lot, which has received or is in the process of receiving final plat approval.
 - (b) Improved Residential Lot: notwithstanding that which is required by building code, one address marker with or without resident's name is permitted per dwelling unit and may be located within the lot boundaries and visible from the main access road. Lot identification marker shall conform to the *Exterior Lighting Standards for Granby Ranch*.
 - (c) Home Occupation Signs: one sign identifying a home occupation is permitted for each dwelling unit. Sign must be attached to residence. Signs shall not be illuminated and must be no more than 2 sq. ft. in size. Height above finished grade shall not exceed 4 feet.

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

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- (d) Neighborhood Identification Monument. The sign panel or backing may be a maximum of 6 feet high by 10 feet long; may not exceed 8 feet in height above finished grade; and must comply with the following requirements.
 - i. All text must fit within a 24 square foot rectangle.
 - ii. Signs shall conform to the *Exterior Lighting Standards for Granby Ranch*.
 - iii. Location: Neighborhood Identification Monuments shall be located within or adjacent to the subdivision/neighborhood identified in the sign.
 - iv. Site triangle area: Signs placed within a site triangle area shall not obstruct or obscure more than twenty-five percent of the view in the area above the site triangle area between a height of thirty inches and eighty-four inches above the roadway surface.
 - (e) All other signs shall be restricted as described herein.
- (H). **Sign Standards for Multi-Family projects (3 or more attached units). Unless specifically exempted herein, the following sign standards shall apply:**
- 1. As Described in Section C above, a Sign Plan describing all permanent signs for Multi-family project must be submitted to the Granby Ranch Architectural Review Committee and the Town of Granby for review and approval.
 - 2. Signs shall be restricted to the following types of on-site signs:
 - (a) Vacant Lot/Parcel: one lot identification marker shall be allowed per vacant lot/parcel, which has received or is in the process of receiving final plat approval.
 - (b) Improved Residential Lot/Parcel: notwithstanding that which is required by building code, one address marker for each building and each unit with an exterior door is permitted and may be located within the lot/parcel boundaries or attached to building and visible from the main access road. Address markers shall conform to the *Exterior Lighting Standards for Granby Ranch*.
 - (c) Building Identification Signs: each building within a multifamily project is permitted to have up to two building identification signs. Signs shall be no more than 3'x 6'; shall not exceed 12 feet in height above finished grade and must be located within the lot/parcel boundary.
 - (d) Directional Signs: within multi-family projects, directional signs are allowed at each intersection and along internal roadways within the project boundaries. Signs shall be no more than 3'x 6'; shall not exceed 12 feet in height above finished grade and must be located within the lot/parcel boundary.
 - (e) Home Occupation Signs: No home occupation signs are permitted within a multi-family neighborhood.
 - (f) Neighborhood Identification Monument. The sign panel or backing may be a maximum of 6 feet high by 10 feet long; and may not exceed 8 feet in height above finished grade. All text must be able to fit within a 24 square foot

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SOLVISTA SIGN STANDARDS FOR GRANBY
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rectangle. Signs shall conform to the *Exterior Lighting Standards for Granby Ranch*.

- (g) All other signs shall be restricted as described herein.
- (h) Signs that are deemed similar in nature to permitted signs may be allowed upon approval of the Zoning Administrator.

(I). Sign Standards for Non-Residential projects. Unless specifically exempted herein, the following sign standards shall apply.

1. As Described in Section C above, a Sign Plan describing all permanent on-site signs for a Non-Residential project must be submitted to the Granby Ranch Architectural Review Committee and the Town of Granby for review and approval.
2. Type of Signs Permitted: The following signs are permitted on parcels that contain non-residential land uses:
 - (a) Flush wall signs, projecting signs, awning/canopy signs and/or permanent window signs for non-residential projects with individual business and services
 - i. Maximum size (in the aggregate): one and one-half (1.5) square feet of area per linear foot of one exterior wall.
 - ii. Height: no part of the sign may extend above the eave line or parapet line of the building.
 - iii. Location: The sign(s) shall be placed on the same side(s) of the building or structure where the main entrance(s) is/are located. Wall signs may project into the required setback space eighteen (18) inches.
 - (b) Ground/Monument Sign and Area Identification Sign. Signs may be used to identify a non-residential complex, building, or area.
 - i. Ground/Monument Sign. The sign panel or backing shall be a maximum of 6 feet high by 10 feet long; shall not exceed 8 feet in height above finished grade; and must be located within the complex or area, or an adjacent road right-of-way. All text must fit within a 24 square foot rectangle. Signs shall conform to the *Exterior Lighting Standards for Granby Ranch*.
 - ii. Site triangle area: Signs placed within a site triangle area shall not obstruct or obscure more than twenty-five percent of the view in the area above the site triangle area between a height of thirty inches and eighty-four inches above the roadway surface.
 - (c) Freestanding Sign
 - i. Free-standing signs are allowed only for a complex of 5 or more individual businesses located on the same lot/parcel, or on adjacent lots/parcels.

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SOLVISTA SIGN STANDARDS FOR GRANBY RANCH_V4RECORD THIS ONE

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- ii. The sign panel or backing may be a maximum of 6 feet high by 10 feet long; may not exceed 12 feet in height above finished grade; and must be located within the lot(s)/parcel(s), or adjacent road right-of-way. All text must fit within a 24 square foot rectangle. Signs shall conform to the *Exterior Lighting Standards for Granby Ranch*.
 - iii. Site triangle area: Signs placed within a site triangle area shall not obstruct or obscure more than twenty-five percent of the view in the area above the site triangle area between a height of thirty inches and eighty-four inches above the roadway surface.
- (d) Permanent Directional Signs
- i. Directional signs shall be permitted as necessary to provide adequate direction to a particular project, subdivision, location or use. Directional signs are allowed at each intersection and along internal roadways within the plot/parcel boundaries. Signs shall be no more than 3'x 6' and shall not exceed 12 feet in height above finished grade.
 - ii. Location: anywhere within Granby Ranch.
3. Signs that are deemed similar in nature to permitted signs may be allowed upon approval of the Zoning Administrator.
- (J) **Specialty Signs Requiring a Permit. The following signs will require a sign permit from the Granby Ranch Architectural Review Committee, unless specifically exempted herein, and may be subject to additional restrictions as determined by the Granby Ranch Architectural Review Committee.**
1. Real estate: Signs not extending outside the property line and not more than five (5) square feet per face in area which advertise the sale, open model, open house, rental or lease of the premises upon which the signs are located.
 2. Ideological signs.
 3. Political Signs. Political signs may be erected and maintained provided that such signs shall not be a banner of paper or cloth; shall not be posted more than ninety (90) days prior to the election to which the sign relates; shall be removed within three (3) days following the election to which the sign relates; shall be of the wall, window or freestanding type; shall not exceed one (1) sign for each lot/parcel; shall not exceed six (6) square feet per face; shall not exceed a height more than four (4) feet above grade; must be located within the lot/parcel boundary and shall not be illuminated.
 4. Event Signs lasting more than a 24-hour period.
 5. Works of art and banners that do not include a commercial message;

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(K). Exempt Signs. The following types of signs do not require a permit from the Granby Ranch Architectural Review Committee or the Town of Granby (but are subject to any applicable covenants and any applicable design guidelines of the Granby Ranch Architectural Review Committee).

1. Public signs: Signs required or specifically authorized for public purpose by any law, statute or ordinance; which may be of any type, number, area, height above grade, location, illumination, or animation, authorized by the law, statute or ordinance under which the signs are erected. Signs of danger or of a cautionary nature are limited to wall and ground signs; no more than two (2) per street front; no more than four (4) square feet per sign in area; and no more than ten (10) feet in height above grade. These signs may be illuminated but only from a concealed light source which does not flash, blink, chase or fluctuate; and signs which are not animated.
2. Private traffic control signs and signs relating to a hazardous area or construction zone that conform to the standards of the Colorado Manual of Uniform Traffic Control Devices. These signs must be placed within the established road right-of-way.
3. Small signs not exceeding six square feet that do not contain any advertising which are displayed for the direction, information, or convenience of the public, including signs that identify hours of operation, rest rooms, location of public telephones, and parking entrances.
4. Memorial signs and plaques: Memorial signs, plaques, tablets, names of buildings and date of erection when cut into any masonry surface or inlaid so as to be part of the building when constructed of bronze or other noncombustible material.
5. Signs in the display window: Signs in the display window of a business use which are incorporated with a display of merchandise or a display relating to services offered which do not exceed four (4) square feet in area.
6. Professional: Nameplate signs not more than two (2) square feet in area which are fastened directly to the non-residential building and do not project more than six (6) inches beyond the property line.
7. Signs within buildings: Any sign placed inside a building may be erected without requiring a permit from the Granby Ranch Architectural Review Committee. However, interior signs may be subject to other Federal, State, and/or local restrictions.
8. All on site signs related to the ski facilities, including but not limited to: directional signs, use identification, trail use and identification, safety, events, advertising, sponsorship, banners, etc.
9. All on site signs related to golfing facilities, including but not limited to: directional signs, use identification, golf holes, cart and maintenance paths, crossings, tournaments, yardage markers safety, events, advertising, sponsorship, banners, etc.
10. Environmental signs including but not limited to wildlife, wildfire, environmental, wetlands, conservation area and riparian area identification signs do not require a permit.

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11. Flags of any nation or government which are no greater than 15 square feet in area, mounted no higher than 20 feet and contain no commercial message or speech; Flags and Color banners of a material acceptable to the Granby Ranch Architectural Review Committee, such as an all weather canvas, may be used as site landscaping accent features, but may not be used to supplement site signs.
12. Any event signs for events lasting less than 24 hours, including but not limited to garage sales, weddings, gatherings, etc.

(L). Temporary signs.

1. Time Period for Temporary Sign – A permit for a temporary sign shall be valid for a period of not more than twelve (12) calendar months and may be extended if approved in writing by the Granby Ranch Architectural Review Committee and Town of Granby.
2. General Standards for Temporary Signs:
 - (a) Allowable Temporary Sign types: Wall, window and freestanding.
 - (b) The maximum number of temporary signs for a single type shall not exceed one sign for each boundary line of the lot/parcel or designated land area on which the sign is located.
 - (c) The sign area of temporary sign shall not exceed thirty-two (32) square feet.
 - (d) The maximum height above ground of temporary sign shall not exceed twelve (12) feet.
 - (e) Location of temporary signs: Wall and window signs shall be set back from the boundary lines of the lot on which they are located the same distance as a structure containing a use by right; provided, however, wall signs may project into the required setback space eighteen (18) inches.
 - (f) Illumination: Temporary signs may be illuminated but only from a concealed light source; shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m. and shall not flash, blink, chase or fluctuate.

(M). Variances.

Variances to these Sign Standards may be granted if approved in writing by the Granby Ranch Architectural Review Committee and the Town of Granby. Variances to these Standards shall only be granted by the Town of Granby's Board of Zoning Adjustment, if such Board finds that all of the following conditions apply:

1. Due to exceptional and extraordinary circumstances unique to the property or structure for which the variance is sought, the strict enforcement of the provisions of these sign standards would cause an unnecessary hardship to the applicant;
2. The circumstances causing the unnecessary hardship were not created by an owner or user of the property or by the applicant for the variance;


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3. The hardship is not established on the basis of lack of knowledge of the restrictions upon constructing or altering a sign; nor by the purchasing of a property without knowledge of applicable restrictions; nor by showing that greater profit would result if the variance were granted;
4. The circumstances causing the unnecessary hardship are particular to the land or structure for which the variance is sought;
5. The variance requested is the minimum deviation from the sign standards necessary to allow the same and no greater use as that allowed of other land or structures in the same zoning district;
6. The granting of the variance will not injure the appropriate use of adjacent conforming signs or properties;
7. The granting of the variance will be consistent with the spirit, purpose, and intent of these sign standards and will not create a situation, which alters the character of the area surrounding the property for which the variance is granted;
8. The granting of the variance will secure and in no way diminish the public safety and welfare; nor increase risk of traffic congestion or other hazard; and
9. The granting of the variance is necessary to cause substantial justice to be done.

(N). Relationship to Granby Ranch Covenants and Design Standards.

These sign standards are not intended to abrogate any covenant or any other private agreement or restriction, provided that where the provisions of these Sign Standards (or, in the case of the Excluded Areas, the Town's Sign Code) are more restrictive or impose higher standards or requirements than such covenant, or other private agreement or restriction, the provisions of these Sign Standards (or, in the case of the Excluded Areas, the Town's Sign Code) shall govern. It is not the responsibility of the Town to enforce private covenants or other private agreements.

(O). Permit Procedure.

1. Prior to submitting an application for a permit for any sign (or any modification to any sign) with the Town, the applicant shall first obtain a permit for such sign (or modification) from the Granby Ranch Architectural Control Committee in accordance with all applicable covenants and design guidelines, and the rules and regulations of the Granby Ranch Architectural Control Committee. The Town will not consider any application unless and until such permit has been issued.
2. Any person or entity desiring to construct, erect, remodel or otherwise change or affect any sign shall make application for a permit on appropriate forms supplied by the Town Clerk, and pay the applicable fee therefore (which fee shall be as set forth in a list of such fees, approved by the Town Board, and shall relate to reasonable administrative costs relative to processing a sign permit, including on-site inspection). No work shall be commenced on any sign until such permit is issued by the Town; provided, however, that no permit is required keep any sign in good repair or otherwise maintain a sign in conformance with these Sign Standards. All information required by these Sign Standards shall be submitted with the application.

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3. The Town Zoning Administrator shall review the application and supporting documents to determine whether the proposed sign meets all of the applicable requirements of these Sign Standards. If the Zoning Administrator determines that the proposed sign is not in compliance with these Sign Standards, he shall, within 10 days after receipt of the completed application, inform the applicant of the changes required to bring the proposed sign into compliance.

4. If the applicant disagrees with the interpretation of the Zoning Administrator as to any changes to the proposed sign required by these Sign Standards, the Zoning Administrator shall, upon request by the applicant, submit the sign permit application to the Town Board for final determination, together with the Zoning Administrator's recommendation as to the action to be taken. The Town Board shall determine whether the proposed sign complies with these Sign Standards, and either approves the application as submitted, or specify the modifications that would be required to bring it into compliance. If the applicant is unwilling to make any modifications required by the Town Board, the application shall be deemed rejected.

5. Upon approval of an application, one copy of the approved application shall be furnished to the applicant within five business days after approval by the Zoning Administrator or the Town Board, which approved application shall authorize the Town Clerk to issue a sign permit upon payment of any required sign permit fee. Such sign permit shall remain in effect for so long as the sign remains unaltered and in compliance with these Sign Standards; provided, however, that any alteration or modification of the sign shall require a new sign permit in accordance with the provisions of this Section O.

(P). Amendment.

These Sign Standards may be amended from time to time by the Town Board.

(Q). Definitions.

3. *Awning or Canopy Sign.* Any sign attached to or painted on a freestanding canopy or awning or a sign placed on an awning, which projects more than twenty-four inches (24) from a building.
4. *Banner.* A flexible material (e.g. cloth, paper, vinyl, etc.) on which a sign is painted or printed.
5. *Construction Sign.* A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.
6. *Customer Information Sign.* A sign which identifies, as a courtesy to customers, items such as credit cards accepted, menus, prices, hours of operation, lotto tickets sold here, or similar items that attached to or painted on a building or window not exceeding six (6) square feet in size.
7. *Directional Sign.* A noncommercial sign or development-related sign limited to directional messages (e.g. enter, exit, drive-through-lane, parking, handicap, sign required by local, state or federal agencies, or similar signs). Logos and business names will be permitted as needed to complete the directional message.

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8. *Freestanding Sign.* Any nonmoveable sign not affixed to a building, except a Ground/Monument Sign.
9. *Granby Ranch Architectural Control Committee.* The architectural control committee designated from time to time by Master Developer.
10. *Ground/Monument Sign.* A sign that is set on a foundation or structural base (and not on a pole or poles).
11. *Identification Sign.* A sign which establishes the identity of the occupant by listing their name or professional title, which establishes the identity of a building or building complex by name or symbol only, or which indicates street address and name. The term identification sign shall not include signs identifying commercial or industrial uses or a commodity or service offered on the premises.
12. *Ideological Sign.* A sign communicating a message or ideas for noncommercial purposes, and which does not constitute any of the following: construction sign; directional sign; mural; off-premise sign or billboard; real estate sign; political sign; model complex sign; garage sale signs; banners; or home occupation signs.
13. *Master Developer.* Master Developer shall mean SolVista Corp. or an entity to which it assigns its rights as Master Developer hereunder.
14. *Off-Premise Sign.* Any off-premise sign, including a billboard or general outdoor advertising device which advertises or directs attention to a business, commodity, service or activity conducted, sold or offered elsewhere than on the same lot or within the same building or structure upon which such sign is located.
15. *Projecting Sign.* A sign that is wholly or partly dependent upon a building for support and which projects more than twelve inches (12) from such building or a sign attached to or painted on an awning which projects less than twenty-four inches (24) from a building.
16. *Real Estate Sign.* A temporary sign intended to advertise the financing, development, sale, transfer, lease, exchange, or rent of real property.
17. *Sign.* Any advertisement, announcement, direction or communication produced in whole or in part by the construction, erection, affixing or placing of a structure or object on any land or on any other structure or produced by painting on or posting or placing any printed, lettered, pictured, figured or colored material on any building, structure or surface; Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.
18. *Site triangle area.* The area at the corner intersection of two rights-of-way located within a triangle formed by a line connecting a point on each of the right-of-way lines that is 30 feet from the intersection of the two right-of-way lines.
19. *Temporary Sign.* A sign, banner or similar device or display which is intended for a temporary period of display including but not limited to: real estate signs, construction signs, subdivision directional signs, political signs, garage sale signs and banners.

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20. *Wall Sign.* A sign fastened to or painted on the wall or parapet wall of a building or structure in such a manner that the wall becomes the supporting structure for, or forms the background surface of the sign and which does not project more than twelve inches (12) from such building or structure.
21. *Window Sign.* A sign that is applied or attached to the exterior or interior of a window. A window sign does not include merchandise or models of products or services incorporated in a window display or Customer Information Signs.

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EXHIBIT 2
EXTERIOR LIGHTING STANDARDS FOR GRANBY RANCH

"PURSUANT TO ARTICLE 8 OF THE PLANNED DEVELOPMENT OVERLAY DISTRICT PRELIMINARY PLAN FOR SOLVISTA GOLF & SKI RANCH (NOW KNOWN AS GRANBY RANCH), RECORDED ON MARCH 6, 2003 AT RECEPTION NO. 2003-002998 (THE "PRELIMINARY PLAN"), THESE EXTERIOR LIGHTING STANDARDS HAVE BEEN ADOPTED BY THE TOWN BOARD, AND SHALL GOVERN LIGHTING WITHIN GRANBY RANCH."

(A). Purpose of Lighting Standards. Exterior lighting shall be used for purposes of identification, security and safety, and illumination in areas of pedestrian circulation and vehicular traffic. These standards apply to all development within the Granby Ranch and are intended to:

1. Promote safety and security;
2. Help preserve the rural character of the Granby Ranch;
3. Reduce the escalation of nighttime light pollution;
4. Reduce glaring and offensive light sources;
5. Provide clear guidance to builders and developers;
6. Encourage the use of improved technologies for lighting;
7. Conserve energy; and
8. Prevent inappropriate and poorly designed or installed exterior lighting.

(B). Lighting Plans for Non-residential development or Multi-family Projects [3 or more attached units]. An exterior lighting plan is required in conjunction with the subdivision, and Final Development Plan submittal. The lighting plan shall be in compliance with the following standards and contain the following:

1. The location and height above grade of light fixtures;
2. The type of fixture; and
3. Estimates for site illumination resulting from the lighting, as measured in foot-candles three feet (3') above grade, should include minimum, maximum and average illumination.

(C). Single family and duplex projects are not required to submit a lighting plan but all lighting must be in compliance with the standards of section D. and E. below.

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(D). General Standards for all development.

1. Light sources shall be downcast, concealed and shielded, and shall feature sharp cut-off capability so as to minimize up-lighting, spill-lighting, glare, and unnecessary diffusion onto adjacent property.
2. Neither the direct or reflected light from any light source may create a traffic hazard to operators of motor vehicles on public roads, and no colored lights may be used in such a way as to be confused or construed as traffic control devices. Background spaces, such as parking lots and circulation drives, shall be illuminated as unobtrusively as reasonably possible to meet the functional needs of safe circulation and of protecting people and property.
3. The style of light standards and fixtures shall be consistent with the style and character of the architecture proposed on the site. Poles, if other than wood, shall be anodized or coated to minimize glare from the light source.
4. Light sources shall minimize contrast with the light produced by surrounding uses, and should produce an unobtrusive degree of brightness in both illumination levels and color rendition. The light source shall be white or pale yellow in color. Colored lights are not allowed, except for seasonal ornamental lighting. *Metal Halide* light fixtures are preferred. New sodium vapor and mercury vapor lighting shall not be used, unless required by any Federal, State or local jurisdiction.
5. Except as otherwise allowed for herein, all lighting (including, but not limited to street, parking lot, security, walkway and building) shall conform with the Illuminating Engineers Society (IES) criteria for true cut-off fixtures (90% of fixture light out-put within the 0-60° range from vertical). If the bulb position within a fixture is vertical, all lights must be retrofitted with shielding in a manner such that the light conforms to IES criteria for true cut-off fixtures as defined herein. Any or all of the following may be required:
 - (a) A high socket mount,
 - (b) A translucent fixture lens,
 - (c) An opaque coating or shield on a portion of the perimeter of the lens, or
 - (d) Other industry accepted measures to ensure that the fixture IES classification as a true cut-off is not compromised.
 - (e) No casting of light outside the property boundary.

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6. Maximum on-site lighting levels shall not exceed ten (2) foot-candles, except for loading and unloading platforms, where the maximum lighting level shall be twenty (10) foot candles, unless required by any Federal, State or local jurisdiction.
 7. Light levels measured at twenty feet (20') beyond the property line of the development site onto adjacent residential uses or public rights-of-way shall not exceed one-tenth (0.1) foot-candle as a direct result of on-site lighting.
 8. The height of light standards in parking lots shall not exceed sixteen feet (16') above grade, unless required by any Federal, State or local jurisdiction.
 9. Within developments, all other privately provided light poles and fixtures shall not be taller than sixteen feet (16') above grade.
 10. Blinking, flashing or changing intensity lights and lighted signs shall be prohibited; except for temporary holiday displays or lighting required by the FAA for air traffic control and warning purposes.
 11. Linear lighting [including but not limited to neon and fluorescent lighting] primarily intended as an architectural highlight to attract attention or used as a means of identification is prohibited.
 12. Up-lighting is prohibited except for the up-lighting of flags within non-residential projects and with a limit of two fixtures per flagpole with a maximum of 150 watts each. The fixtures must be shielded such that the point source is not visible outside of a 15-ft. radius.
 13. Winter holiday lighting for residential properties is permitted but only between November 15 and February 1st, and all such lighting must be extinguished by 11:00 p.m.
 14. Winter holiday lighting for non-residential properties is permitted 15 days prior to the opening of the ski season, and may run through 15 days after the end of the ski season..
 15. Event Lighting for private functions and events are allowed on a temporary basis but must be removed within 24 hours of the event and must meet the standards contained in this section.
- (E). **Single-family and Duplex Residential Exterior Lighting Standards. Residential exterior lighting shall be limited to lighting for the following purposes:**
1. Lighting of a Neighborhood Identification Monument shall be permitted subject to the following criteria:

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- (a) Light sources shall be concealed and unobtrusive.
 - (b) Lighting shall be limited to the identification marker (sign) and not used to illuminate landscaping at the neighborhood or project entry site.
2. An address marker along driveway or address marker on residence may be lighted subject to the following restrictions:
- (a) One light source per fixture.
 - (b) Light source shall be concealed and unobtrusive.
 - (c) Frosted or translucent glass is required for exterior light fixtures.
 - (d) Low wattage bulbs must be installed and shall not exceed 60 watts.
3. Standards for exterior lighting attached to home at doorways, decks, patios, balconies, porches and garages.
- (a) All lighting must be directed downward.
 - (b) One light source per fixture.
 - (c) Light sources shall be concealed and unobtrusive.
 - (d) Frosted or translucent glass is required for exterior light fixtures.
 - (e) Low wattage bulbs must be installed and shall not exceed 60 watts.
4. Pathway lighting shall be permitted on any residential parcel subject to the following standards:
- (a) All lighting must be directed downward and kept to a minimum number of fixtures as may be required for safety.
 - (b) One light source per fixture.
 - (c) Light sources shall be concealed and unobtrusive.
 - (d) Frosted or translucent glass is required for exterior light fixtures.
 - (e) Low wattage bulbs must be installed and shall not exceed 60 watts.



5. Landscape lighting, including but not limited to spotlights, up-lighting of trees and outdoor mood lighting shall not be permitted.
6. No regularly activated spot motion lighting is permitted unless such sensors activate the exterior type of lighting defined herein for single family and duplex residential.

(F). Lighting Standards for Multi-Family Residential Development.

1. All lighting shall be shielded such that the source of illumination (bulb or direct lamp image) is not visible from any adjacent property.
2. Non-IES approved cut-off fixtures, which use incandescent bulbs of 150 watts, or less may be used to illuminate, pedestrian walkways, entryways and signs that identify an entry monument.
3. Lighting of a neighborhood or project entry monument sign shall be permitted subject to the following criteria:
 - (a) Light sources shall be concealed and unobtrusive.
 - (b) Lighting shall be limited to the identification marker (sign) and not used to illuminate landscaping at the neighborhood or project entry site.
4. An address marker along driveway or address marker on residence may be lighted subject to the following restrictions:
 - (a) One light source per fixture.
 - (b) Light source shall be concealed and unobtrusive.
 - (c) Frosted or translucent glass is required for exterior light fixtures.
 - (d) Low wattage bulbs must be installed and shall not exceed 60 watts.
5. Standards for exterior lighting attached to home at doorways, decks, patios, balconies, porches and garages.
 - (a) All lighting must be directed downward
 - (b) One light source per fixture.
 - (c) Light sources shall be concealed and unobtrusive.
 - (d) Frosted or translucent glass is required for exterior light fixtures.




- (e) Low wattage bulbs must be installed and shall not exceed 60 watts.
- 6. Pathway lighting shall be permitted on any residential parcel subject to the following standards:
 - (a) All lighting must be directed downward and kept to a minimum number of fixtures as may be required for safety.
 - (b) One light source per fixture.
 - (c) Light sources shall be concealed and unobtrusive.
 - (d) Frosted or translucent glass is required for exterior light fixtures.
 - (e) Low wattage bulbs must be installed and shall not exceed 60 watts.

(G). Lighting Standards for Non-residential Development.

- 1. All lighting shall be shielded such that the source of illumination (bulb or direct lamp image) is not visible from any adjacent property.
- 2. All lights except those required for security as provided herein, must be extinguished within one hour after the end of business hours and remain extinguished until one hour prior to the commencement of business hours. For reasons of security, a maximum of 1.5 foot-candles at entrances, stairways and loading docks, and 0.5 foot-candle on the rest of the site is permitted.
- 3. Non-IES approved cut-off fixtures, which use incandescent bulbs of 150 watts, or less may be used to illuminate pedestrian walkways, entryways and signs that identify an entry monument.
- 4. All lighting for signs shall be extinguished within one hour of the end of business hours and remain extinguished until one hour prior to commencement of business hours. Lighting illuminating signs shall either be spot lit or lit from behind.
- 5. Lights that are mounted on the ground or poles for the purpose of illuminating the building facade [up-lighting] are prohibited above the street level or first floor of any non-residential structure.
- 6. All recreational-related lights used for the purpose of illumination of a recreational area must be extinguished by 10:00 p.m. or immediately after the conclusion of the final event of the day, whichever is later. This includes nighttime recreational lighting of the ski hill during the regular ski season.

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7. Lighting of a project entry monument sign shall be permitted subject to the following criteria:
 - (a) Light sources shall be concealed and unobtrusive.
 - (b) Lighting shall be limited to the identification marker (sign) and not used to illuminate landscaping at the neighborhood or project entry site.

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EXHIBIT F & F1 – SUPPLEMENTAL SIGN STANDARDS FOR GRANBY RANCH

REAL ESTATE SIGNS

Pursuant to Article 7 of the Planned Development Overlay District Preliminary Plan (PDOD) for SolVista Golf & Ski Ranch (now known as Granby Ranch), recorded on March 6, 2003 at Reception No. 2003-002998 (the "Preliminary Plan"), Sign Standards have been adopted by the Town Board, and shall govern signs within Granby Ranch. Based on these adopted sign standards, real estate signs displayed within Granby Ranch require approval by the Design Review Board (DRB).

On July 2, 2008, the DRB voted to adopt a single standardized design for all real estate signs used for the advertisement of sale, transfer, lease, exchange, or rent of real property. The purpose of the program is to establish a consistent look that will keep Granby Ranch's neighborhoods uniform in appearance and avoid the sign clutter that impacts so many other neighborhoods.

As of August, 2013, the DRB drafted modifications to the current process for adherence to the Real Estate Sign Standards. There are five categories of real estate signage, which include:

1. Single Unit Sign,
2. Multi Unit Sign,
3. Builder Sign,
4. Model Home Sign, and
5. Open House Sign.

As of September 1, 2013, real estate signage for single unit signs and multi unit signs is prohibited.

[AS OF OCTOBER 9TH, 2015, THE DESIGN REVIEW BOARD MODIFIED THE REAL ESTATE SIGN STANDARDS FOR SINGLE UNIT SIGNS AND MULTI UNIT SIGNS AS REFERENCED IN SUB-EXHIBIT F1 AND ATTACHED HERETO.]

All conforming real estate signage installed after July 2, 2008 and before September 1, 2013 must adhere to the previous Real Estate Sign Standards. Non-conforming real estate signage must be removed. The only real estate signage allowed after September 1, 2013 will be Builder signs, Model Home signs and Open House signs in adherence to the standards described below.

Standards:

- Any party wishing to display a builder sign or open house sign must submit a completed application to the Design Review Board (DRB). Only signs in

conformance to the standards can be installed; all other real estate signage is prohibited including single unit signs, multi unit signs, directional arrows, balloons, banners, brochure boxes or flyers, for lease or for rent.

SIGN REQUIREMENTS FOR BUILDER SIGNS:

- Any party wishing to display a Builder sign must submit a completed application to the Design Review Board (DRB). Only the standard Builder sign can be displayed within the property boundary.
- Sign requirements:
 - Sign must be made of ½” thick MDO or similar material.
 - Sign dimensions shall be 24” in height by 36” in width and rectangular in shape.
 - Sign shall be framed in wood.
 - Post and/or framed supports shall be 4”x4”. Height shall be no greater than 6’ above grade, stained natural wood with black hardware.
 - Background color of sign shall be painted the Granby Ranch Green (PMS 7483) with light colored border (PMS 7499).
 - All lettering shall be in PENUMBRA HALFSERIF STD or similar Font and colored (PMS 7499).
 - Message shall include up to five lines with the following:
 - First line with the Street Address in all capitals;
 - Second Line with name of Owner (ie “Jone’s Residence”) in upper or title case;
 - Third Line with name of Contractor in in upper or title case;
 - Fourth Line with name of Architect in in upper or title case; and
 - Fifth Line (Optional) with name of Lender in in upper or title case.
 - Sample:



SIGN REQUIREMENTS FOR MODEL HOME SIGNS:

- Any party wishing to display a Model Home sign must submit a completed application to the Design Review Board (DRB). Only the standard Model Home sign can be displayed within the property boundary.

- Sign requirements:
 - Sign must be made of ½” thick MDO or similar material.
 - Sign dimensions shall be 24” in height by 36” in width and rectangular in shape.
 - Sign shall be framed in wood.
 - Post and/or framed supports shall be 4”x4”. Height shall be no greater than 6’ above grade, stained natural wood with black hardware.
 - Background color of sign shall be painted the Granby Ranch Green (PMS 7483) with light colored border (PMS 7499).
 - All lettering shall be in PENUMBRA HALFSERIF STD or similar Font and colored (PMS 7499).
 - Message shall include up to three lines with the following:
 - First line with the words “MODEL HOME” in all capitals;
 - Second /Third Lines with name of Neighborhood (ie “Night Hawk Court”) in in upper or title case;
 - Fourth Line with name of Developer in in upper or title case;
 - Sample:



SIGN REQUIREMENT FOR OPEN HOUSE SIGNS IN GRANBY RANCH:

- Open House Signs within Granby Ranch must meet the following requirements:
 - Only one sign may be displayed at any property unless approved by the DRB. No signs with directional arrows, balloons, fliers, etc. are allowed. The sign is to be a maximum of 18”h x 24”w, double sided.
 - The sign shall be composed of metal or wood.
- Background color of sign shall be painted the Granby Ranch Green (PMS 7483) with light colored border (PMS 7499).
- All lettering shall be in PENUMBRA HALFSERIF STD or similar Font and colored (PMS 7499).
- The sign shall be mounted on an “A” frame stand. An open house sign shall contain only the words “Open House” and shall display no logo advertising the real estate company conducting the open house.
- One (1) additional sign will be allowed as an attachment to the open house sign. Such additional sign will be limited to a maximum of 6”h x 24”w, must be mounted or attached underneath the approved open house sign, and may be allowed for the purpose displaying the listing broker name and number, as well as the company’s name and logo. The sign may be fabricated using the company’s individual colors. The total height of both the open house sign and any additional individual broker sign attachment shall be no more than 24”h. The sign may attach to frame and stand no more than 42” above the ground.
- Sign may be displayed a maximum of 48 hours over 3 days, only during daylight hours and only when a duly authorized real estate sales person is on site for showing purposes. Signs must be removed from public view at all other times.
- Any sign that is not in compliance may be removed by the DRB or its representative.
- DRB approval is revocable for incidents of non-compliance.
- The DRB reserves the right to review and approve all other temporary signs on a case by case basis including, special events, home tours, etc.

FRONT SIDE



BACK SIDE



APPLICATION TO DISPLAY REAL ESTATE SIGN

Type of Sign

- Real Estate Sign for Builder
- Real Estate Sign for Model Home
- Real Estate Sign for Open House

Date:

Applicant Name(s):

Phone:

Applicant Mailing Address:

Property Owner(s):

Phone:

Neighborhood:

Filing and Lot:

Property Address:

Contractor's Name and Phone Number:

Architect's Name and Phone Number:

Landscape Architect's Name and Phone Number:

Lender's Name and Phone Number:

TO BE COMPLETED BY DRB

Date of Approval:

Reviewed By:

*EXHIBIT F1 – SUPPLEMENTAL SIGN STANDARDS FOR GRANBY RANCH FOR
SINGLE UNIT SIGNS AND MULTI UNIT SIGNS*



October 9, 2015

Dear Granby Ranch Property Owner,

As you know, the Design Review Board for Granby Ranch modified the sign standards for real estate two years ago, eliminating single unit and multi unit real estate signs. This was done to improve the appearance of our community and to maintain values as a premier mountain community on Colorado's Western Slope. We believe this policy improved the appearance of our community by eliminating the hodgepodge of real estate signs that had cluttered our community prior to the change.

However, after discussions with several of our members and with a number of real estate brokers, we have decided to relax this policy somewhat. While the motivations behind the original policy still exist, we believe the pendulum may have swung too far from 'anything goes' to 'nothing is permitted.' The revised guidelines below represent a compromise that we believe will maintain the aesthetic appeal and character of Granby Ranch while giving our owners an attractive way of alerting drive-by visitors and guests that property is for sale.

This change in sign policy impacts signage for both built product (homes, townhomes, condominiums) as well as for land.

'For Sale' Signs for Built Product

Granby Ranch has designed signage specific to built product that utilizes the Granby Ranch font and color palette. The signs are flexible enough that a person's name and contact number – presumably the broker or owner – may be incorporated below the sign and an 'Open House' sign may be incorporated above. Please note that signage which includes the logos and colors of individual brokerages is not allowed. Last, black tree-style (arm & post) frames have been specified for these free-standing real estate signs.

Please see the attached exhibit detailing the design of the signs for built product.

'For Sale' Signs for Land

Granby Ranch has also designed signage specific to lot sales. Similar to the built product signs, the land signs follow the Granby Ranch font and color palette, but instead of being supported by the black tree-style frames, these signs are appended directly upon the wooden lot markers identifying each lot.

Please see the attached exhibit detailing the design of the signs for lot product.

• HOMES • SKI • GOLF • BIKE • FISH • GRILL •

PO Box 1110 • Granby • Colorado 80446 • P 888-850-4615 • F 970-887-9623 • www.granbyranch.com

To make this process as simple as possible, we have worked with local sign manufacturer Brett Payne to serve as the one-stop-shop for real estate signs at Granby Ranch. Brokers or owners desiring a 'For Sale' sign should order them directly from Brett as follows:

- By phone: 970-531-6850
- By e-mail: brett@payne.cc.

Cost of free standing 'For Sale' signs for built product:

- Open House Rider: 24" x 6": \$12
- Realtor Name/Number: 24" x 12": \$24
- Granby Ranch For Sale: 24" x 18": \$48
- Black Tree Frame: \$28

Cost of 'For Sale' signs for lot product:

- Oval 'For Sale' sign: \$12
- Rectangular Broker sign: \$6

Sign costs are as of the date of this correspondence and are subject to change.

We want to thank those of you who provided constructive feedback leading to this revised sign policy. As stated in prior correspondence, the goal of the DRB is the same as yours – to make sure your property is presented in the best light possible when you decide to sell. We believe this compromise in the sign policy will help preserve the aesthetics of Granby Ranch while increasing the visibility of real estate that is for sale within our community.

Sincerely,
Granby Ranch Design Review Board

Metal Realtor Sign Tree Style - Double Sided (One Set of Sign Panels)



Two separate signs hanging from black straight arm post:
Granby Ranch for sale (24" w x 18" h)
Realtors name & number (24" w x 12" h)
connected by screw lock carabiners.

Open house rider is attached to top of arm. (24" w x 6" h)

Overall height of sign holder above ground is 52"



GRANBY RANCH FILING 3
WILDLIFE MITIGATION PLAN
FOR
GRANBY RANCH,
GRANBY, COLORADO
MARCH 8, 2005

This Wildlife Mitigation Plan for Granby Ranch identifies potential development conflicts and proposes commitments to avoid, minimize, and mitigate impacts resulting from the development.

Introduction

This Wildlife Mitigation Plan affects all property described in Exhibit A.

This Wildlife Mitigation Plan was developed in cooperation with CDOW to avoid, minimize, and mitigate substantive wildlife impacts resulting from the present proposal associated with development of the Granby Ranch lands, generally located in Granby, Colorado.

1. General wildlife field surveys were conducted to delineate important wildlife areas and to provide information to the land planners, who considered it in the Master Plan for Granby Ranch.
2. The Granby Ranch Master plan accommodates some continued wildlife use within the overall development in areas with limited development. These areas include but are not limited to the designated Elk Conservation area, open space parcels between development pods, new and existing wetland habitats, riparian corridors, and other areas that do not preclude migration, and use by wildlife
3. Granby Ranch, its successors or assigns which might undertake some or all of the owner's commitments, as delineated below, propose to commit to the following wildlife mitigation measures. The CDOW recognizes that if this plan were implemented in good faith, the measures herein committed to would adequately compensate for many wildlife impacts associated with the proposed development.

Mitigation Measures

1. A seasonal closure for the Elk Conservation Area, restricting all recreational use (including, but not limited to, residents, guests, employees, contractors, and the public), will be established and enforced. The seasonal closure on this property would extend from November 20 to May 15, dates inclusive, covering the fall and spring migration periods and winter range occupancy.

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2. As of the 1st of April each year, Granby Ranch representatives and the local CDOW official shall schedule an annual visit and property review of the Elk Conservation Area to ensure that proper conservation values are being maintained.
3. Big game hunting shall only be allowed by permission of the property owner and is prohibited within the areas of Granby Ranch that have been improved with development for the occupancy of humans. However, some rifle hunting may be allowed where proper safety precautions are established and approved by the property owner and CDOW.
4. Wildlife habitats disturbed by construction activity around the perimeter of residential facilities will be reseeded or replanted with those native plant species originally present in the mountain shrub community. Although shrubs and trees are discouraged around common play areas to reduce potential conflicts with mountain lions (see below), herbaceous species could be planted. This would eventually reduce watering needs. Management is strongly encouraged to landscape with native plant species to minimize wildlife damage. The CDOW will not be liable for wildlife damage to landscaping.
5. The following pet control measures are appropriate to reduce conflicts with wildlife at Granby Ranch:
 - a. If permitted by existing covenants, each residential unit will be permitted to have up to a maximum of two dogs, two cats, and offspring up to three months old. All dogs and cats shall be kept within the residential unit. Dogs shall not be harbored (i.e., kenneled) outside.
 - b. At no time are dogs or cats to be allowed to run freely. When dogs are outside, the dog must be controlled by a leash of no more than 12 feet in length, under the direct control of its owner or authorized representative. Visitors should be discouraged from bringing dogs on-site. If dogs are brought on-site, they must be kept under control at all times to prevent them from harassing and killing wildlife, and reducing wildlife use of adjacent habitats. Guests of homeowners shall comply with all applicable dog control measures.
 - c. Pets shall not be fed outside. Bowls of pet food left on the back deck will attract bears and other predators (e.g., coyotes) and nuisance species (e.g., skunks) of wildlife. Some of these wildlife species may carry disease that can be transmitted to pets.
 - d. The Property Owners' Association or Metropolitan District shall be responsible for enforcing dog and pet covenants. The Town of Granby, Grand County and CDOW may also control stray dogs. Such control may include the destruction of stray dogs under Colorado law. Homeowners and guests not in compliance with these dog restrictions will be responsible for any and all costs incurred by the enforcing party, Town, and/or CDOW for enforcing these provisions. Should the enforcing party knowingly fail to enforce these dog covenants, the Town and/or CDOW may enforce the dog control measures and recover any and all costs incurred from the party

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GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

committing the violation. At any time after the first offense and warning that the dog owner fails to comply, the enforcing party may request removal of the dog from the property. Non-payment of a fine or failure to remove the dog(s) from the property, shall be considered a separate violation for each day that a violation continues after notice, and shall be enforced (i.e., fined) accordingly.

- e. Contractors, subcontractors, guests (other than those of homeowners), visitors, delivery people, etc. shall be prohibited from bringing dogs onto the property, even if dogs would be kept inside vehicles. Violation of the dog policy by a person(s) other than a resident or permanent member of the development shall result in the immediate eviction of the dog and the dog's owner or representative from the property. In the event of a second violation by the same dog and/or the same dog's owner, the dog and the dog's owner or representative shall be immediately evicted from the property, and the offending person in question shall be prohibited from the property for the following seven (7) consecutive calendar days. In the event of a third violation, the offending person in question shall be prohibited from the property for the following six (6) consecutive calendar months.
6. The proposed residential development is located in the vicinity of black bear habitat. Most bears do not cause damage where development has encroached into bear habitat. The key is that if a bear doesn't find food it will move on. Black bears are omnivorous and while they mostly eat vegetation, they will eat almost anything. They will eat human food, garbage, hummingbird nectar, bird seed, pet food, grease off a homeowner's backyard grill, suntan lotion, etc. Garbage generally provides the greatest attraction for bears to developments. Once a bear has found an easily accessible, consistent food source, it will often overcome its wariness of people and visit the site regularly. This increases the chance of a bear-human encounter. After repeated use of the food source, the bear may even act aggressively toward humans, their pets, or unsuspecting residents in adjacent neighborhoods. When this happens and wildlife authorities are notified, the bear is usually killed to protect human safety.
- a. The following measures are appropriate to reduce potential bear problems at Granby Ranch:
 7. There shall be no outside storage of any trash or garbage, no matter how briefly (e.g., overnight), at any residence, unless it is contained within individual or community bear-proof containers which meet North American Bear Society, CDOW, or U.S. National Park Service specifications.
 8. Prior to disposal, any refuse that might attract bears should be kept within a garage or storage/ maintenance building in a suitable receptacle with a tight-fitting lid. Refuse should not be kept within detached sheds because these structures are more likely to be broken into by bears.
 9. There shall be no dumps or underground disposal of refuse within the development. Buried garbage will attract bears.

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10. Residents shall be prohibited from using a compost pile if the development has a community garden unless the compost pile is bear-proof, meeting North American Bear Society, CDOW, or U.S. National Park Service specifications. Residents will also be educated that household and garden waste contributions to compost piles compose the materials that can attract bears and create problems. Yard compost waste consisting of leaves, grass, small branches, etc. do not usually attract bears.
11. The outside feeding of pets is prohibited. Such feeding could attract bears, nuisance wildlife (e.g., skunks and raccoons), and the predators (e.g., coyotes and mountain lions) that feed on these species.
12. With the exception of bird feeders, the feeding, baiting, salting, or other means of attracting wildlife is prohibited.
13. All residents and perspective residents will receive a copy of the CDOW's brochure entitled "Living With Wildlife In Bear Country." The bear brochure is also available on the CDOW's website:

www.dnr.state.co.us/wildlife/Education/coexisting_with_wildlife/htm.
14. Mountain lions are occasionally present year-round in local habitats, but may be more common from fall through spring when large numbers of deer and elk (prey species) are wintering and fawning/ calving at lower elevations. In other areas of Colorado, where developments have encroached on mountain lion habitat containing high concentrations of prey species, encounters between lions, humans, and their pets and livestock have increased.
15. Because the residential development is in the vicinity of mountain lion habitat, the following precautionary measures should be implemented to minimize potential lion-human conflicts:
 - a. All residents and perspective residents will receive a copy of the CDOW's brochure entitled "Living With Wildlife In Mountain Lion Country". The lion brochure is also available on the CDOW's website:

www.dnr.state.co.us/wildlife/Education/coexisting_with_wildlife/htm.
 - b. With the exception of bird feeders, the feeding, baiting, salting, or other means of attracting wildlife to the site is prohibited.
 - c. The outside feeding of pets is prohibited. Bowls of pet food left outside can attract bears, nuisance wildlife (e.g., skunks), other predators (e.g., coyotes), and prey species (e.g., raccoons) that could, in turn, attract other predators (e.g., mountain lions).
 - d. Some adult supervision of children playing outside is prudent. Although only precautionary, it would be best if such children were inside before dusk and not outside before dawn, when any local lions may be more active.

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

- e. Outside lighting should adequately illuminate areas where children and pets might venture during any crepuscular (twilight) or nocturnal activities. This would enable supervisory personnel and children to detect a lion if one were present. However, fugitive lighting should not extend beyond developed areas into native habitat.
 - f. A buffer zone between native habitats and outdoor activity areas should be devoid of all shrubs and trees. This would eliminate hiding places for lions and make it more difficult for them to approach unseen. Landscaping that attracts deer and elk to the property might, in turn, attract lions.
 - g. Residents, including children, should be educated about lions and what to do if they encounter one.
 - h. The above bear and mountain lion sections were prepared to identify issues and to suggest potential measures that, if implemented, would reduce the probability of these large predators entering the property. The emphasis on these sections is proportional to the potential consequences of a lion or bear on-site, but inverse to the probability of occurrence. These sections should not cause undue concern about the compatibility of the proposed development in this setting. There are hundreds of such developments in similar Colorado settings and there have been few harmful encounters. The probability of a child being injured by large predators in Colorado is infinitesimally small. Larger children, such as those attending high school, are generally thought to be less attractive to lions as potential prey. In all likelihood, the development would be perfectly safe from wildlife even if none of the above measures were implemented (as in the case with most residential developments), however, these measures are prudent if they enhance safety. By the time this project has been approved by the Town, these measures will also have been reviewed by the CDOW.
16. Granby Ranch shall indemnify the CDOW and the Town of Granby from any and all future wildlife damage claims.
17. Establish a 50-foot setback where practicable from the river and avoid impacts to the riparian corridor along the river.
18. Storm water detention ponds, ditches, or swales should be kept out of the riparian zone, where practicable.
19. Do not establish any hiking or mountain biking trails in the riparian zone. A limited number of access paths to the river may be developed to reduce the larger number of volunteer trails that are likely to develop. However, trails should be constructed to avoid water quality degradation.
20. The following recommendations should be implemented to avoid and minimize potential impacts related to the public trail.

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21. Any pedestrian/ bike trail through the property should be kept out of the Fraser River riparian zone, except for footpaths for anglers.
22. If the trail is going to be an extension of a County trail system, as proposed, whatever dog control measures that apply elsewhere in Granby Ranch should also apply and be enforced on this trail. This would require at least a leash law.
23. It is the intention that this Wildlife Mitigation Plan run with the land described in Exhibit A. The above wildlife mitigation and enhancement measures, as set forth above in this Plan, shall not be amended without the written consent of the CDOW and Granby Ranch.

Endorsement

By its execution of this document, Granby Ranch hereby agrees to implement this Wildlife Mitigation Plan in good faith to avoid, minimize, and mitigate wildlife impacts associated with proposed development on the Granby Ranch property. This Plan will become effective only upon the Town of Granby's approval and the execution of this document.

SolVista Corp.

By: *Mipriani*
SolVista Corp., authorized representative

Accepted and agreed to this 8th day of March, 2005.

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Exhibit A

Description of the Affected Property

All of the property described in Exhibit G attached to the Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch, recorded in the real property records of Grand County, Colorado on March 6, 2003, at Reception No. 2003-002998, except the following described property:

All lands within Planning Area 8.

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EXHIBIT H - WATER RIGHTS AGREEMENT

RECEPTION#: 2007009157, 08/17/2007 at 09:47:23 AM, 1 OF 5, R \$26.00,
Doc Code:AGR, Sara L. Rosene, Grand County Clerk and Recorder, Colorado

WATER RIGHTS AGREEMENT

THIS AGREEMENT, dated as of July ^{24th}, 2007, is entered into between GRANBY REALTY HOLDINGS LLC, a Colorado limited liability company ("GRH") and the TOWN OF GRANBY, COLORADO, a Colorado municipal corporation ("the Town").

WHEREAS, GRH represents that it is the owner or previous owner of the real property described on Exhibit A, attached hereto and incorporated herein by reference ("Granby Ranch"), which has previously been annexed to the Town, and

WHEREAS, as part of an exclusion proceeding in Case No. 82CV67, District Court of Grand County, Colorado, the Town has obtained water rights from Silvercreek Water and Sanitation District sufficient to supply in-house domestic and indoor commercial water service to Granby Ranch and other areas, and

WHEREAS, outdoor irrigation by the Town is prohibited within currently platted portions of Granby Ranch unless and until this Agreement is entered into between Granby Ranch and the Town establishing the scope, and the terms and conditions of such service, and

WHEREAS, it is the purpose of this Agreement to authorize outdoor irrigation service by the Town within the boundaries of Granby Ranch, subject to the provisions of this Agreement, upon GRH's conveyance to the Town of the water rights as set forth herein and the performance of the obligations of the parties as set forth herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRH and the Town hereby agree as follows:

1. The full build out of Granby Ranch is understood by GRH and the Town to mean the construction of 4,349 residential units and 1,310,000 square feet of commercial space, as contemplated by the Planned Development Overlay District Preliminary Plan for SolVista Golf & Ski Ranch (now known as Granby Ranch) recorded in the real property records of Grand County, Colorado on March 6, 2003 at Reception No. 2003-002998.

a. The parties agree that the following amounts of outdoor irrigation will be permitted within Granby Ranch, upon payment of all fees and charges associated with such water use: (1) a maximum of 1,000 square feet of outdoor irrigation per single-family detached dwelling on lots one-quarter (1/4) acre or greater in size, (2) a maximum of 750 square feet of outdoor irrigation per single-family detached dwelling on lots less than one-quarter (1/4) acre in size, (3) a maximum of 750 square feet of outdoor irrigation per dwelling unit in buildings containing no more than 5 attached dwelling units (for a total of up to 3,750 square feet of irrigation for any such building), (4) a maximum of 500 square feet of irrigation per dwelling unit in multi-family buildings containing 6 or more dwelling units, (5) 375 square feet of outdoor irrigation per commercial SFE, and (6) a maximum of 20 acres of irrigated area for entry-feature green spaces, parks, athletic fields and other common areas throughout Granby Ranch [other than common areas accounted for under clauses (3), (4) or (5) above].

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

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This Agreement, as well as the provisions of the Granby Town Code not inconsistent with this Agreement, set forth the terms and conditions under which the Town will provide water service within Granby Ranch for these uses.

b. Each parcel of land within Granby Ranch, whether a residential lot, commercial lot, entry-feature green space, park, athletic field, or other common area receiving outdoor irrigation service from the Town pursuant to this Agreement (hereinafter referred to as a "Parcel") shall be outfitted by the owner of such Parcel requesting service with one or more separate water meters to measure all outside water uses at said Parcel.

c. To encourage efficient water use, outside water service provided by the Town at a Parcel may be subject to tiered billing rates set by the Town or restricted as follows.

1. Annual outside water use at a residential or commercial Parcel pursuant to this Agreement shall be provided by the Town at the standard service rate applicable throughout the Town's South service area in amounts up to: (1) 10,300 gallons per single-family detached dwelling on lots one-quarter (1/4) acre or greater in size, (2) 7,700 gallons per single-family detached dwelling on lots less than one-quarter (1/4) acre in size, (3) 7,700 gallons per dwelling unit in buildings containing no more than 5 attached dwelling units, (4) 5,200 gallons per dwelling unit in multi-family buildings containing 6 or more dwelling units, and (5) 3,900 gallons per commercial SFE.

2. Annual outside water use at a residential or commercial Parcel pursuant to this Agreement in excess of those amounts set forth in paragraph 1.c.1 above shall be provided by the Town at a rate set by the Town up to 300 percent of the standard service rate applicable throughout the Town's South service area in amounts up to (1) 16,000 gallons per single-family detached dwelling on lots one-quarter (1/4) acre or greater in size, (2) 12,000 gallons per single-family detached dwelling on lots less than one-quarter (1/4) acre in size, (3) 12,000 gallons per dwelling unit in buildings containing no more than 5 attached dwelling units, (4) 8,000 gallons per dwelling unit in multi-family buildings containing 6 or more dwelling units, and (5) 6,000 gallons per commercial SFE.

3. Annual outside water use at an entry-feature green space, park, athletic field, or other common area Parcel, and not accounted for under Paragraphs 1.c.1 or 1.c.2 above, pursuant to this Agreement shall be provided by the Town at the standard service rate applicable throughout the Town's South service area in amounts up to 10,300 gallons per each 1,000 square feet of irrigated area in such Parcels, up to the maximum 20 total irrigated acres within all such Parcels located within Granby Ranch per Paragraph 1.a above. For the purpose of determining the water-service rate under this Paragraph 1.c.3, the total volume of outside water supplied by the Town for irrigation of all Parcels that are owned by any one customer, and the total number of square feet irrigated thereby within all such Parcels, will be aggregated.

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4. Annual outside water use at an entry-feature green space, park, athletic field, or other common area Parcel, and not accounted for under Paragraphs 1.c.1 or 1.c.2 above, pursuant to this Agreement in excess of those amounts set forth in paragraph 1.c.3 above shall be provided by the Town at a rate set by the Town up to 300 percent of the standard service rate applicable throughout the Town's South service area in amounts up to 16,000 gallons per each 1,000 square feet of irrigated area in such Parcels, up to the maximum 20 total irrigated acres within all such Parcels located within Granby Ranch per Paragraph 1.a above. For the purpose of determining the water-service rate under this Paragraph 1.c.4, the total volume of outside water supplied by the Town for irrigation of all Parcels that are owned by any one customer, and the total number of square feet irrigated thereby within all such Parcels, will be aggregated.
 5. Annual outside water use at a Parcel in excess of those amounts set forth in each of the foregoing provisions of this Paragraph 1.c shall be subject to such water conservation measures and limitations as enacted by the Town (which may include additional water charges, fines or curtailment as determined by the Town Board of Trustees). Water conservation measures and limitations shall not apply to the use of any independent raw water system operated for uses other than those described herein.
2. The Town is the owner of 126 acre feet and GRH is the owner of 204 acre feet of the 400 acre feet of consumptive use credits decreed in W-1881.
 - a. The Town acquired its 126 acre feet of the consumptive use decreed in W-1881 through the Joint Exclusion Plan that resolved the exclusion proceedings that were the subject of Case No. 82CV67, District Court of Grand County, Colorado, and which resulted in the transfer of water and sewer service for Granby Ranch and other properties ("the Exclusion Area") from the Silver Creek Water and Sanitation District to the Town.
 - b. The Town and GRH agree that the 126 acre feet of W-1881 consumptive use credits were conveyed to the Town to provide sufficient water for in-house domestic and indoor commercial water service to Granby Ranch and other properties in the Combined Service Area identified in the Joint Exclusion Plan. The Town acknowledges and agrees that no further water rights shall be required to be conveyed to the Town to provide the indoor uses for full build out of Granby Ranch as described in Paragraph 1, above.
3. To induce the Town to provide water through its municipal system for outdoor irrigation within Granby Ranch, GRH agrees to convey to the Town, through an instrument in the standard form used to convey water rights in Colorado and determined to be acceptable by the Town, sufficient water to supply such outdoor irrigation uses, as follows:

All water and water rights associated with 0.9 acre feet of GRH's 204 acre feet of W-1881 fully consumptive water for each acre of land GRH desires to irrigate.

GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

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a. Conveyance of such water rights will occur no later than the date on which the Granby Board of Trustees approves a final plat for the increment of development for which outdoor irrigation supplies are requested of the Town pursuant to this Agreement. For lands on which the Granby Board of Trustees has approved a final plat prior to the effective date of this Agreement, no outdoor irrigation will be permitted unless and until the number of acre-feet of GRH's W-1881 fully consumptive water right necessary to irrigate the platted lands, according to the formula set forth in this paragraph, has been conveyed to the Town and a document reflecting such conveyance has been recorded with the Grand County Clerk and Recorder. Upon the completion and acceptance of such conveyance, GRH and its successors shall be entitled to irrigate outdoors within Granby Ranch to the levels set forth in Paragraph 1, above, upon payment of all fees and charges associated with such irrigation and upon installation of separate water meters as set forth in Paragraph 1.b above.

b. GRH acknowledges that upon conveyance of such water rights to the Town, the Town shall be the sole and complete owner thereof and shall have sole and complete discretion to use its water rights as it deems appropriate consistent with this Agreement, that GRH shall have no further right, title or interest of any kind in such water rights after such conveyance, and GRH's right to receive water for outdoor irrigation shall be limited solely to those rights set forth in this Agreement.

4. The Town agrees that upon conveyance by GRH of the water, water rights and consumptive use credits decreed in Case No. W-1881 to the Town in the amounts set forth in Paragraph 3, the Town will have adequate and sufficient water rights to serve the areas associated with such conveyances at Granby Ranch for the outdoor irrigation uses and levels identified in Paragraph 1, above, subject to payment of all fees and charges associated with such water service.

5. Subject to the satisfaction of the conditions and performance by GRH of the obligations set forth in this Agreement, the Town agrees that no further conveyance of water rights shall be required to provide the water service described in Paragraph 1, above, to each of the Parcels of land within Granby Ranch associated with such conveyances.

6. The Town agrees to provide such water service to the customers and water users within Granby Ranch at such rates, fees and charges as may be lawfully imposed.

7. GRH and other entities are currently obligated to construct 27 acre feet of storage capacity to provide for wintertime depletion augmentation for the benefit of the Town and Silver Creek Water and Sanitation District. GRH has obtained contracts with the Colorado River Water Conservation District ("CRWCD") for Wolford Mountain Reservoir supply. GRH and the Town agree that if this water is determined by the Town to be permanently available to supply winter augmentation depletions to the Town in amounts up to 27 acre feet per year at no additional cost to the Town, and if Silver Creek Water and Sanitation District and the Granby/SilverCreek Joint Authority consent in writing to using such water in lieu of the stored water, then and in that event, GRH may be relieved of its obligation to construct such storage capacity.


GRANBY RANCH RESIDENTIAL DESIGN GUIDELINES

RECEPTION#: 2007009157, 08/17/2007 at 09:47:23 AM, 5 OF 5 Doc Code:AGR,
Sara L. Rosene, Grand County Clerk and Recorder, Colorado

8. The Town agrees to provide municipal water necessary for construction within Granby Ranch via existing snowmaking outlets and hydrants at Granby Ranch, subject to the Town's determination of the availability of such water and further subject to payment by GRH of all costs, fees and charges associated with such construction water as established by the Town from time to time and of uniform applicability throughout the Town or throughout a water system within the Town.
9. GRH represents that it is the owner of or otherwise controls all lands required to be dried up in order to support the conveyances of water contemplated hereunder in connection with the water rights decreed in Case W-1881, and that such dry up has occurred as required by the decree in W-1881 and any amendments thereto and any other applicable laws of the State of Colorado, in a manner and reflected in documentation acceptable to the Town and the Colorado State Engineer's office.
10. The number of septic systems permitted within Granby Ranch shall be limited to a maximum of 300.
11. GRH shall reimburse the Town for all expenses incurred by the Town in connection with the negotiation of this Agreement as well as those expenses incurred by the Town in taking any actions contemplated of it in paragraphs 3, 7 and 8 above, including but not limited to all engineering, attorney and professional fees.

EXECUTED as of the date first set forth above.


Granby Realty Holdings LLC, a Colorado Limited liability company

By: 
Gerald E. Engle, Manager

TOWN OF GRANBY, a Colorado municipal corporation

By: 
Ed Rafferty, Mayor Pro Tem

ATTEST:


Deborah K. Hess, Town Clerk

