SHOCK HILL
DESIGN GUIDELINES

Introduction and Intent of the Shock Hill Design Guidelines

This publication is intended as an informational resource for the Owners and Designers of Shock Hill building sites. It is a critical component of the design and development process that is required when planning and constructing a home or multi-family project within the Shock Hill Community. The text and illustrations describe the visual and environmental objectives of the Shock Hill Community as well as the procedures that will be required when constructing a project on Shock Hill. Included in these objectives and procedures is detailed information describing the acceptable levels of site planning, architecture, detailing, landscape design, and construction for structures on Shock Hill.

The goal of the Shock Hill Design Guidelines is to provide a unifying design language for the Shock Hill Community while encouraging individual expression of architectural program and function. The Shock Hill Design Review Board encourages interpretation and discussion of these guidelines to remain responsive to the architectural desires of the Shock Hill residents and advances in building technology. To these ends, this document will be amended from time to time as the residents of Shock Hill develop an identity for the Shock Hill Community.

It is the intent of these guidelines and the Shock Hill Design Review Board to assist the Owner throughout the design and development process. These guidelines have been established as a baseline for architectural design from which the Owner and the Shock Hill Design Review Board may begin to conceptualize, plan, and construct a project. The design process should be viewed as an evolutionary process where the Owner and his or her Architect works with the Shock Hill Design Review Board toward a program that fits the needs of the Owner and reinforces the Shock Hill Community's identity as a desirable place to live.

The Shock Hill design guidelines have been developed primarily to guide the individual lot owner through the design and development of a single-family home. However, many of the principles employed in single-family home design are directly applicable to the design and development of the multi-family and commercial structures within Shock Hill. Specifically, multi-family and commercial project designers should give particular attention to the sections that address scale and proportion, height, mass, and building materials.

The guidelines are divided into four distinct parts. The first three, Site Design, Architectural Design, and Landscape Design, apply to all building project types on Shock Hill. The final design section, Project Specific Design, discusses the additional requirements for specific project types. The sections that relate to design review procedures and construction apply to all projects and all building sites within the Shock Hill Community.

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Vision Statement for Shock Hill

The unique location and surroundings of Shock Hill present a rare opportunity to develop a special mountain community within the larger, established and well-known community, the Town of Breckenridge. Breckenridge has evolved over time from a once thriving mining town to a year-round resort. This evolution took many steps over time, including three different forms of mining, light industry, skiing, cultural activities and the addition of numerous resort accommodations.

There are lessons to be learned in the history of living and working in mountain communities. The vision for these guidelines is to learn from this past and incorporate the lessons learned in the development, form and architecture of the Shock Hill community.

Shock Hill

Situated on a hill above Breckenridge, the Shock Hill property is covered with mature spruce, fir, and pine forest. Under the cover of this mature forest, moderately sloping topography has allowed a Nordic trail system to thrive on Shock Hill for almost thirty years. Through a cooperative effort with the Breckenridge Nordic Center, the Town of Breckenridge, and the Nordic Trails Council, the Shock Hill community aims to preserve this unique forest and recreational experience located within steps of downtown Breckenridge. The native landscape, the rustic setting, and the open space network existing on site will remain the dominant image for the Shock Hill community.

The development of building sites on Shock Hill begins with a respect and consideration of the existing environment. Designers must work to integrate their buildings and improvements into the landscape of Shock Hill rather than imposing structures and dominating the landscape. For their designs to be successful, single family homes, lodges, townhomes, and their supporting infrastructure must respond to the trails, open space, and landscape character of Shock Hill. When architectural design is respective of the native features that surround it, supportive relationships between the site and the structure resound.

As the historic western summer camps and lodges once provided their inhabitants with a connection to the outdoors, the architecture of Shock Hill will seek to establish a community that reflects a strong connection with nature and the outdoor pursuits. The Shock Hill vision is grounded in the concept of establishing a unique community that recalls the great western summer camps and lodges associated with outdoor sport and lifestyle which accompanied them. These rugged buildings borrowed elements of the English Arts and Crafts Movement, as seen in the United States in the great camps of the Adirondacks and reinterpreted throughout the west through the Shingle, Prairie, and Mission styles. Many of the western National Park buildings represent the best-built examples of the reinterpreted Adirondack style in the western U.S., which is the preferred architectural style within the Shock Hill community.

Rather than being viewed as individual structures, the buildings of Shock Hill should be considered as part of a cohesive fabric that weaves together the places where people live with the native landscape. This native landscape, which initially drew the people to this community, should be reflected in the design of all buildings within the Shock Hill Community. Putting living spaces outdoors and incorporating the outdoors into the buildings helps to establish this marriage of environment and domicile, and must be considered a core element of every structure on Shock Hill.

Character and variety of buildings is encouraged, however, strong contrasts and differences among form, size, massing, color and materials from one structure to another will be discouraged by the Shock Hill Review Board. As above, the primary styles of architecture that have been established within Shock Hill is a combination Shingle, Prairie, and Mission Styles that is best reflected in the buildings constructed in the Rocky Mountain West. Styles conflicting with this style of architecture, such as Modern Architecture (sometimes referred to as “Contemporary Architecture”) will not be approved because of its dissimilar appearance from the approved architecture for Shock Hill and the homes that have been within Shock Hill to date.

It is not the purpose of these guidelines to create look-a-like homes or to suggest that the buildings all have identical colors and materials but to create a harmonious architecture and landscape environment, which is compatible with, and complementary to, the existing landscape. No particular building design should stand apart in its design or construction so as to detract from the overall environment and appearance of Shock Hill.

Definitions

Building

Envelope	The areas indicated on all single-family residential and cluster single family lots that all building improvements or excavation that requires the cutting of trees, must be contained within. Private driveways and the retaining structures associated with the construction of private driveways, utility lines, landscaping, drainage improvements and entry walks to residences are permitted outside the Building Envelope. The terms “Building Envelope” and “Disturbance Envelope” shall be used interchangeably throughout this text.
Berm	A built up portion of earth used for landscape and protective purposes.
Fascia	The treatment of the eave edge of roofs, typically made of wood and covering the ends of the rafters. At Shock Hill these should appear to be of a substantial size to protect the building below.
Front Yard	A space that lies between the structure and the right-of-way. The front yard is important to the preservation of the forested character of Shock Hill by assisting the building to blend into the native landscape. Some corner building sites can have two or three "front yards" and should landscape each according to these guidelines.
Grade	The level of the ground relative to the structure. Grades should be kept in their native state whenever possible.
Building site	A parcel or lot within Shock Hill.
Mullions	The vertical and horizontal dividers between pieces of glass in a window or a door. On Shock Hill mullions should be present on all large pieces of glazing and should appear to divide the glass in the classic fashion. "True divided light" and "simulated divided lights" are acceptable.
Native Species	Any plant species that is indigenous to the building site.
Parapet	A low wall extending above the plane of a low-slope roof.
Pergola	A horizontal trellis made of varying sizes of wood members supported on columns, knee braces or walls. On Shock Hill, pergolas can be used to reduce the massing of a two-story element that might otherwise appear too tall.
Protected Plants	Native tree and shrub species with a caliper of four-inches or greater, or any other plant deemed protected by the Town of Breckenridge or the Shock Hill Homeowner's Association.
Rear Yard	The space between the structure and the back property line. On many building sites on Shock Hill, the rear yard is important to the preservation of a landscape buffer between the home and an adjacent trail.
Right-of-Way	A path or route that may lawfully be used by the community including, but not limited to, roadways, trails, access easements and other areas through which people may pass.
Setbacks	Required distance from a property line that must be free from structures.
Side Yards	The space, outside the building envelope, that provides separation between adjacent building sites.
Wainscot	A material placed in a in a horizontal band at the base of a wall which is different than the rest of the wall. On Shock Hill stone is encouraged for this use.

I. Site Planning

General Overview

The most important determinant in the success of an individual project is the development of a site plan that responds to the native topography, vegetation, and microclimate of the building site. Site plans affect the livability of a structure and the development impact the structure causes on a site. A properly planned building site can provide extended use of the outdoor spaces around the structure, reduce the required maintenance for a structure, and even prolong the overall life of the structure by working with the land rather than imposing a design on it.

When planning and designing for a building on Shock Hill, Owners and designers must be sensitive to the existing natural features and unique climatic conditions of each individual building site. Every effort must be taken to embrace and enhance the native topography, vegetation, and solar orientation of the site. Natural watercourses must not be blocked, existing vegetation must be left undisturbed except where a building improvement may be located, and unique natural features, such as rock outcroppings, must be preserved through thoughtful site design. To these ends, Owners and designers must study the land and also understand the effect construction will have on the land, before commencing with any design or construction work.

Designers must have a thorough understanding of the construction process to preserve as much of the site in its native or pre-construction condition. Construction techniques may be limited in some areas and innovative construction techniques may be warranted to reduce site disturbance. For example, trenching may have to be performed manually in some areas with foliage too sensitive to accommodate heavy machinery or contractors may be required to work from the back to the house to the front to help minimize the need to drive machinery around the outside of the building footprint. Furthermore, building materials and excavated soils may need to be stored off-site and brought to the site as needed if the building envelope cannot accommodate these materials during the various construction phases. No construction is allowed in the setbacks or outside the building envelope, except for driveways and utility connections. Conservation of the existing landscape is vital to the preservation of the integrity Shock Hill because many of the species growing on Shock Hill are difficult to re-grow and take many years to reoccur naturally.

A. Site Assessment

The initial planning for a home on Shock Hill begins with a thorough examination of the building site. A site assessment, the examination of a site's existing microclimate, views, terrain, natural features and relationship to adjacent building sites and rights-of-way, should be completed prior to the start of an architectural program. The site assessment will draw from the existing inventory of natural features located on-site and shall consider relevant site photos, historical uses, and the Shock Hill Master Plan documentation to form an accurate picture of actual site conditions. A tree survey that locates all significant trees, trees that eight inches or greater in diameter, shall be completed as part of the site assessment. The pre-application site visit with a member of the DRB representative will help identify important site assessment information.

The assessment is a method to evaluate the existing conditions on or near the building site through the use of a topographic survey prepared by a Registered Civil Engineer or a Licensed Land Surveyor. The topographic survey should be verified on-site by the homeowner's Architect. Every proposed structure shall begin with a site assessment that will identify, at a minimum, the location and type of the following:

(a) Topography and landform;
(b) Access;
(c) Vegetation (including trees, shrubs, grasslands, and groundcovers);
(d) Views both onto the site and from the site;
(e) Public and semi-public spaces (picnic areas, trails, and overlooks);
(f) Native site features;
(g) Areas where soils has been previously disturbed;
(h) Aspect and orientation (sun and shading patterns);
(i) Wind patterns;
(j) Location of utilities that serve the building site;

(k) Slope and drainage of the land;
(l) Snow impacts;
(m) Location of property boundaries;
(n) Required setbacks from all boundaries;
(o) Contextual setting (neighboring land uses and building styles, height, mass and form of neighboring structures).
(p) Location of Construction Activity Zone.

B. Site Analysis

Site design for Shock Hill building sites relies heavily on the information collected during the site assessment process but the site design is further refined through the completion of a site analysis. A site analysis will quantify, or provide a valuation for the site information discovered in the site assessment. The site analysis becomes the first step in the formation of an architectural program that responds to the individual building site. The opportunities and constraints identified in the site analysis should be used as design determinants in the design and development stages of the building site.

C. Reconfiguration of Building sites

Two or more building sites may be combined into one building site by applying for a re-subdivision or development permit according to the Town of Breckenridge subdivision requirements. The number of individual lots within the Shock Hill Neighborhood may never increase the total number of lots in the Neighborhood. If two or more lots are re-subdivided, the resultant number of lots must either be equal or less than the number originally designed into the Shock Hill Neighborhood. When two or more building sites are combined, Association assessments will be assessed based on the number of building sites existing before the adjustment.

D. Preservation of the Site

The objective of home construction on Shock Hill should be to merge the building and the site in a way that preserves and enhances the existing natural features of the site. Homes should be treated as an integral part of the site, rather than isolated objects at odds with their surroundings. Native vegetation and all other site features should be preserved and utilized to enhance the overall appearance of the proposed home.

Shock Hill's most unique native amenity is the high concentration of evergreens. New construction should be located to preserve and complement the existing tree masses.

Improvements to the building sites should retain the native integrity and the natural aesthetic qualities of the land. Native terrain should be maintained whenever possible. Grading and tree removal shall be limited to that reasonably necessary for the construction of a home. Since the plant species permitted for revegetation are limited and the considerable length of time required for trees to mature at this altitude, every method to preserve the existing landscaping must be employed.

Where possible, buildings should be fitted into and around existing trees. Where this is not possible, the building should be placed at the periphery of tree or landmasses, overlooking open spaces. Buildings should be grouped whenever possible to minimize their disruption to the site. Where neither of these is possible, buildings may be placed out in the open. Clustering is recommended as a means of reducing the building's impact on an open site.

The objective of a building site design is to make only the limited and necessary alterations to the land for the construction of the home with the least impact to natural settings.

E. Building Envelopes

To further reinforce the need to preserve the integrity of the site and integrate the home with the native landscape, building envelopes have been established for each home site on Shock Hill. New homes should be placed within their envelopes in a way that creates a carefully scaled relationship between the buildings

and the site features. The goal is to give each building a sense of unity with the site and its surroundings, and to scale the mass of each building so it does not dominate the site.

Building envelopes designate the minimum portion of the building site that must be preserved. Architects should strive to preserve more than the required minimum amount of native landscape set aside by the building envelope. Preserving existing native vegetation is vital to the Shock Hill community because of the length of time required for vegetation to reach maturity at high altitude.

Owners should refer to the recorded Shock Hill Subdivision Plat for the location and extent of the building envelopes or easements on their property. All buildings, including accessory structures, building projections, roof overhangs, patios, landscaping and decks must be constructed within the designated building envelope of the homesite. The building envelope is the only area of the lot where disturbance to the native landscape may occur.

The term building envelope and disturbance envelope shall be used interchangeably throughout this document.

F. Snow Storage Areas

The Breckenridge area experiences significant snowfall. Accommodating snow removal and snow storage presents unique challenges to site planning and design. Homeowners are encouraged to consider a snow removal and storage plan indicating specific snow storage areas for snow removed from courtyards, roofs, walkways and drives. Whenever possible, snow storage areas shall be located away from public views and visually sensitive areas.

Snow storage areas shall be planned to allow for a space at least 30 percent of the paved areas that will be maintained throughout the winter season. When planning for snow storage, homeowners should be aware of the potential damage caused by storing snow on delicate landscape plants.

G. Off-Site View Considerations

Due to topography, landform, and the outstanding native landscape features on Shock Hill, views take on added importance as a design feature. The importance of views is readily apparent in the relative value of homes and land that have views. Viewshed analysis is an important tool in the site design process. All site plan patterns should enhance, not detract from, the views from nearby rights-of-way and common areas. In planning building site improvements, it is important to consider not only the views from the adjacent street and neighbor's homes, but also to be considerate of the distant vistas throughout the community.

The following list portrays a composite of desirable elements, which apply to building sites on Shock Hill. These are all considerations to be addressed during the site planning and design phase:

- Varied building facades with the underlying theme of historic western mountain lodges or summer camps and the architectural massing associated with these buildings. A common architectural theme will help to provide a visual harmony and establish a sense of place on Shock Hill;

- No walls or noticeable landscaping along the property lines;

- Residences proposed for corner parcels shall address both frontages with the overall architectural composition. These houses will be viewed as if there are two front elevations.

- Natural-appearing topographic transitions from building locations to setbacks;

- Park-like setting with trees limbed up eight to ten feet, sites cleared of excess dead vegetation with some limited areas of turf.

- Subdued and harmonious exterior materials and colors to blend with the background natural landscape.

The visual impact of a residence when viewed from off-site will be critically important to maintaining the scenic qualities of and visual access to those resources which contribute to the unique quality of Shock Hill.

H. Sitework

In order to protect the native landscape and defer to the scenic environment, the location and design of the proposed structures and landscape must relate to the existing terrain. The area of soil and vegetation disturbance on each building site shall be limited to that required for construction and landscaping purposes. Except where required by access, there shall be no disturbance to the areas outside of the building envelope.

No clear cutting of trees within the building envelope will be permitted, however, it is also reasonable to remove a significant number of trees from the building envelope to allow for the placement and construction of a residence. The removal of standing or fallen dead or insect infested trees or removal of healthy trees to comply with local fire regulations is permitted. The retention of trees 4" in diameter at chest height or over thirty feet is strongly encouraged.

Any cutting of trees of other significant vegetation must be approved by the DRB prior to removal. Pruning of dead limbs, the removal of trees with a trunk diameter of 3 inches or less measured 36 inches above natural grade that are bowed, severely misshapen, diseased, or sparsely foliaged. All other tree removal must be approved by the DRB

I. Grading and Drainage

Shock Hill building sites have been selected to minimize disruption of the existing vegetation and topography. Every attempt must be made to minimize the cut and fill necessary to construct a home. Buildings should follow the existing contours of the site, striving to fit into the land rather than ignoring or dominating it. Sloping sites should employ designs, which take up grade changes within the proposed dwelling's footprint. Steep sites shall not be benched or leveled to create flat platforms, resulting in massive site disturbance.

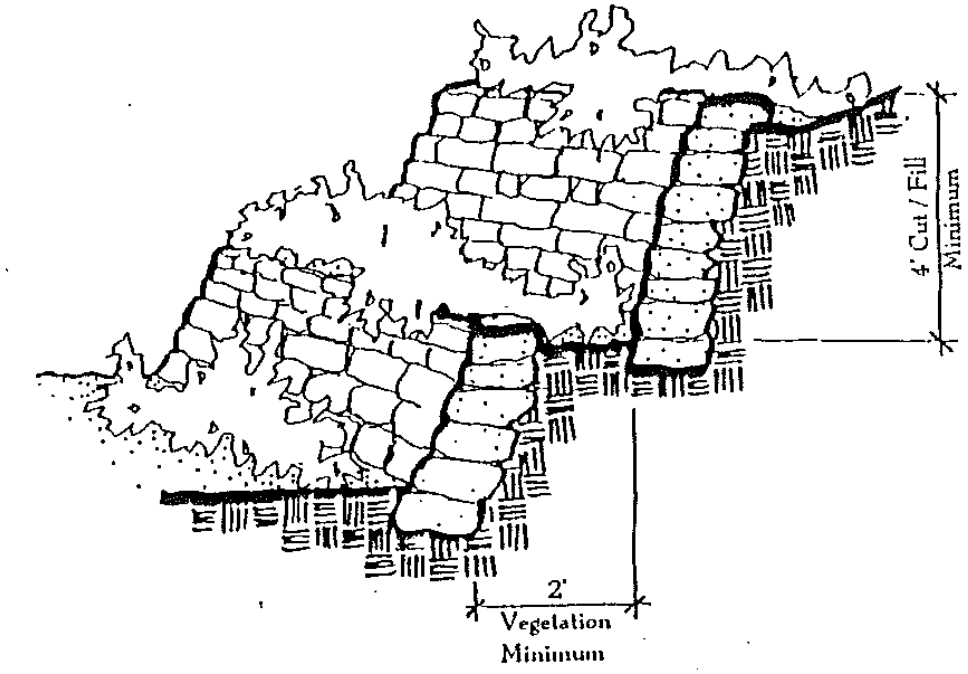
Retaining walls, which complement the building's architecture and the Shock Hill Neighborhood, are required for vertical cuts or fills. Multiple retaining wall systems with intermediate landscaping must be used wherever a single wall would exceed four to six feet or otherwise appear excessively tall. When constructing vertical retaining walls, consider sloping the base +/-15 degrees from vertical to soften the impact of an otherwise vertical wall.

To protect the environment and adjacent building sites, all grading and drainage must be consistent with the natural drainage patterns of Shock Hill and the Shock Hill drainage plan. Grading must be integrated with the native landscape to protect against causing conditions that could lead to soil erosion. No excessive cuts or fills will be permitted on any building site.

All structures shall be located both horizontally and vertically to prevent restriction of natural site drainage and to produce positive drainage away from structures. Water runoff from impervious surfaces such as roofs and paved areas must be directed to native or improved drainage channels, sloping vegetated areas, or dry wells. Increased runoff into adjacent properties is not permitted.

Beyond the purely functional and environmental aspects of grading and drainage, the aesthetic goal is to preserve the existing landforms from construction disturbance and erosion. Where existing land forms must be altered as a part of the construction process, the altered areas should be re-created in a manner which replicates the existing native conditions found before construction disturbance. Cuts and fills should be "feathered" into the existing terrain and produce natural appearing contours rather than awkward angles.

Cut and fill slopes should be determined by site specific investigation but in any case these areas should be limited to a maximum slope of 2:1. All cut and fill areas are to be revegetated with approved plant material.



Grading at Sloping Sites

J. Driveways

Access drives shall be located to preserve and protect important natural features such as significant plant materials or rock outcroppings and to minimize disruption to the native landscape. Driveways should be sited to fit with the overall architectural design of each structure and in no instance shall a driveway include a change in direction of more than 90 degrees, unless this direction change is directly in front of the garage. A single driveway may access each residential lot, townhome, or duplex unit. All building sites located at intersections shall have access only from the minor street frontage. Some residential lots include driveway access restrictions.

Driveways and parking areas should be designed to improve winter driving conditions. Driveways should be oriented to receive maximum solar exposure for snowmelt purposes, and include gradual slope transition areas at the garage and street entries.

The paved surface of a driveway shall be at least 10 feet wide but shall not exceed 12 feet in width where it crosses the front setback of the building site. Driveway paving should have flared aprons where it intersects the roadway pavement. Flared driveway aprons should not exceed a ten-foot radius. The use of switch-back driveways or cris-crossing the lot with the driveway should be avoided. Driveway grading shall comply with those standards established by the Town of Breckenridge. Finally, driveways and parking surfaces are subject to DRB approval and may not encroach into any front, side or rear setback without DRB approval. The DRB may consider some limited setback encroachment where unique terrain, vegetation constraints, a limited building envelopes or the building sites width may warrant.

A black polyethylene culvert pipe with a minimum diameter of 18" shall be installed under each access driveway at the intersection of the public road or common access drive and the access driveway to the

residence unless the DRB determines such pipe is not needed. The purpose of this culvert is to facilitate drainage through the individual site and the Shock Hill Neighborhood. The exposed ends of the culvert shall be aesthetically finished with stone or polyethylene headwalls.

K. Vehicular Parking

Each home must have two enclosed garage spaces to shelter a minimum of two conventional automobiles and the site should be designed to allow for two additional guest automobiles to be parked on site. Guest parking must be contained within the building envelope. Any home with an accessory apartment shall have an additional enclosed garage space. , Multi-family and lodge sites have separate requirements subject to DRB and Town approval. No on-street parking is permitted.

Homeowners who possess oversized trucks, buses, motor homes, campers, boats, boat or recreation trailers, motorcycles or any other type of motorized vehicles must store or park such vehicles within an enclosed garage. Parking of a guest's motor home or other large recreational vehicle outside of a garage on any residential site is limited to 72 hours at a time and no more than fourteen calendar days per year. No on-site camping will be permitted from motorhomes.

L. Service and Storage Areas

Exterior storage of trash, utility tanks, outdoor equipment, and maintenance vehicles is not permitted within the Shock Hill community.

M. Utilities

Utility services are stubbed to the property lines of each building site. Water, natural gas, power, telephone, and cable television service locations are generally clustered in a utility easement located on one of the front lot corners. The location of the sanitary sewer and water connection stubs varies from building site to building site. If utility stubs cannot be located, Owners should contact the utility responsible directly for a copy of As-Built construction drawings.

The extension of these utilities from the stub locations to the residence will be the responsibility of each homeowner. The utility lines shall be installed below ground and routing of the utility lines should be designed to minimize disturbance to the native landscape. Whenever possible, utility line extensions should take advantage of gaps in the existing vegetation, even if the gaps do not represent the most direct route to the building site. All areas disturbed by utility trenching shall be revegetated as soon as time allows.

Utility connections, meter boxes, transformers, or other utility boxes should be screened from view and located at the rear of the residence whenever possible. These utilities should be integrated in the architectural design of the building by utilizing similar materials and colors.

N. Decks and Terraces

Natural landforms will influence the choice among on-grade yards, raised or sunken terraces, or decks to provide private spaces within the building envelope. To better integrate the home and the land, yards and terraces should be designed as an extension of the architecture while also responding to the natural landforms. The landscape should integrate man-made features with natural features and vegetation.

O. Fences and Site Walls

To maintain the integrity of the native Shock Hill landscape, the use of fences and site walls shall be limited. Site walls should be integrated into the overall site and building design, acting as extensions to or anchors of the architecture. Fencing shall attach to the building structure and be of a design and color that

contributes to the architecture of the structure. Fencing that that is comprised of chain link or wire is prohibited. Fencing that exceeds 6'-0" in height or creates an enclosed pit area are not permitted. Fencing the perimeter of the lot or building envelope will not be permitted. Underground electric "dog fences" or small dog run areas that extend from the residence are permitted to contain pets.

Site walls are permitted to create outdoor deck, patio areas, or for structural retaining purposes. Where site walls are used for retaining purposes, the objective is to take up the grade in the smallest increments. Retaining walls may not exceed 4'-0" in height without approval from a certified structural engineer and the DRB. Retaining surfaces greater than 4 feet in high, where allowed, must occur by way of multiple walls or systems, separated by a minimum planting width of 2 feet or more. Site walls that are visible from neighboring properties or rights-of way must be constructed of natural stone or have a veneer of stone applied.

Stepped stone retaining walls and landscaping should be used on newly created slopes to provide more rapid revegetation of any earth cuts. The stonework should appear organic in nature, using a variety of stone sizes and not displaying much mortar. Acceptable stone for retaining wall construction is stone similar to the stone used on Ski Hill Road and the Shock Hill Entry. Railroad tie retaining walls will not be permitted within Shock Hill. Cross sections of all proposed retaining walls must be submitted to the DRB during the Architectural review process.

P. Permanent Signage

Signage shall be permitted under the following conditions:

- All Signage must be free-standing and is prohibited from installation on a tree or other vegetation.

- Duplexes, and condominiums will be allowed to have identification signs stating the name of the complex and the address only. Should an Owner wish to construct an address monument he or she must comply with the approved standard address monument for the construction type (See Appendix G)

- Individual lot owners may display a single "For Sale" sign not larger than four square feet. “For Sale” signs must be consistent with Appendix E of this document. Community projects can display a total of two “For Sale” signs not larger than 4 square feet.

- Signs indicating security protection are permitted provided that signs are wall or ground-mounted and are no larger than 1 square foot. Two security signs may be permitted per lot.

All signage plans are subject to DRB and Town of Breckenridge approval.

Q. Tennis and Sport Courts

Due to the extensive clearing and grading required by tennis and other sport courts, such courts will not be permitted on Shock Hill. Permanent wall-mounted basketball goals will not be permitted, however, moveable freestanding basketball, lacrosse, or soccer goals will be permitted with DRB approval. Support posts for sports goals and/or backboards shall be painted to blend unobtrusively with its visual backdrop.

R. Reforestation

Despite aggressive preservation efforts over the last few years, The Shock Hill Community has lost many trees primarily from insect infestation. In addition to insect related tree loss, Breckenridge and the local fire district, The Red, White and Blue fire Protection District, have adopted strict defensible space ordinances to protect against wildfire.

II. Architecture

General Overview

The architectural design of each building on Shock Hill should allow the native setting to remain the dominant image by utilizing materials and architectural forms that do not look out of place when viewed by the visitor or resident. Buildings should be designed to fit "quietly" into the existing landscape through the

use of indigenous building materials, proper building proportions and siting, and historically appropriate architectural forms. The intent of these guidelines is to encourage the use of simple, functional, and genuine architectural forms to create a unique enclave of buildings that complement one another and the land that the buildings are built upon.

The architectural design guidelines contained herein have been derived from careful study of American alpine environments and local interpretation of this architecture. All buildings on Shock Hill should emulate timelessness in their design while expressing the roots of successful mountain architecture. Designers of Shock Hill buildings are encouraged to examine the forms, materials, and lessons learned from living in mountain environments and present their individual interpretations of Colorado alpine architecture.

These architectural guidelines are provided as the tools for achieving an architectural identity within the Shock Hill community. It is not the intention of these guidelines to encourage the literal duplication of a particular architectural style. Rather, the design of buildings on Shock Hill should reflect an interpretive expression of the architectural styles and building materials typically associated with buildings of Colorado and the American alpine west.

A. Licensed Architect Required

A licensed Architect must work closely with the DRB in the design and construction of all building projects on Shock Hill. All Architects proposing to design a home for a Shock Hill building site must begin with a Pre-Design conference. The Pre-Design conference involves a site-specific discussion of opportunities and constraints for the building site. The Pre-Design conference will include a visit to the building site by the owner, his or her Architect, and a DRC Representative. The objective of the Pre-Design conference is to begin to examine the preliminary architectural program, location, and site design for the future home.

B. Historical Character

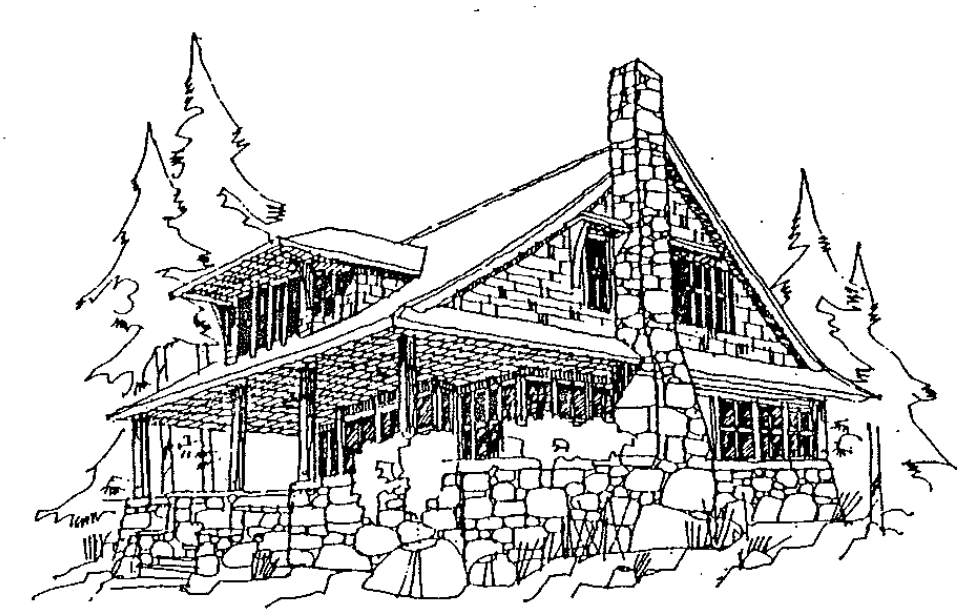
The architectural styles expressed in the homesteads, camps and lodges found in the alpine regions of Colorado and the early American West provide a historical and architectural identity that can be witnessed throughout Breckenridge. The objective of these guidelines is to retain and reinterpret the historical styles and forms that gave an identity to the early American West into functional architectural programs for the residents of the Shock Hill Community.

The summer lodges and camps of Colorado and the American west originated through a combination of local craft traditions and locally available building materials. Typically, summer camps utilized wood construction methods, mostly timber and log construction, supported by monolithic stone bases. These forms and materials dominated the early landscapes throughout the mountainous regions of the United States. The camps of the Central Rockies utilized similar construction techniques through the use of heavy timbers in support of extreme snow loads, indigenous stone foundations and chimneys to weather deep snow, and shingled roofs for the retention of an insulating snow blanket.
As the historic western summer camps and lodges once provided their inhabitants with a connection to the outdoors, the architecture of Shock Hill will seek to establish a community that reflects a strong connection with nature and the outdoor pursuits. The Shock Hill vision is grounded in the concept of establishing a unique community that recalls the great western summer camps and lodges associated with outdoor sport and lifestyle which accompanied them. These rugged buildings borrowed elements of the English Arts and Crafts Movement, as seen in the United States in the great camps of the Adirondacks and reinterpreted throughout the west through the Shingle, Prairie, and Mission styles. Many of the western National Park buildings represent the best-built examples of the reinterpreted Adirondack style in the western U.S., which is the preferred architectural style within the Shock Hill community.

Rather than being viewed as individual structures, the buildings of Shock Hill should be considered as part of a cohesive fabric that weaves together the places where people live with the native landscape. This native landscape, which initially drew the people to this community, should be reflected in the design of all buildings within the Shock Hill Community. Putting living spaces outdoors and incorporating the outdoors

into the buildings helps to establish this marriage of environment and domicile, and must be considered a core element of every structure on Shock Hill.

Character and variety of buildings is encouraged, however, strong contrasts and differences among form, size, massing, color and materials from one structure to another will be discouraged by the Shock Hill Review Board. As above, the primary styles of architecture that have been established within Shock Hill is a combination Shingle, Prairie, and Mission Styles that is best reflected in the buildings constructed in the Rocky Mountain West. Styles conflicting with this style of architecture, such as "mid-century modern" or Modern Architecture (sometimes referred to as "Contemporary Architecture") will not be approved because of the dissimilarity.



Historical Character

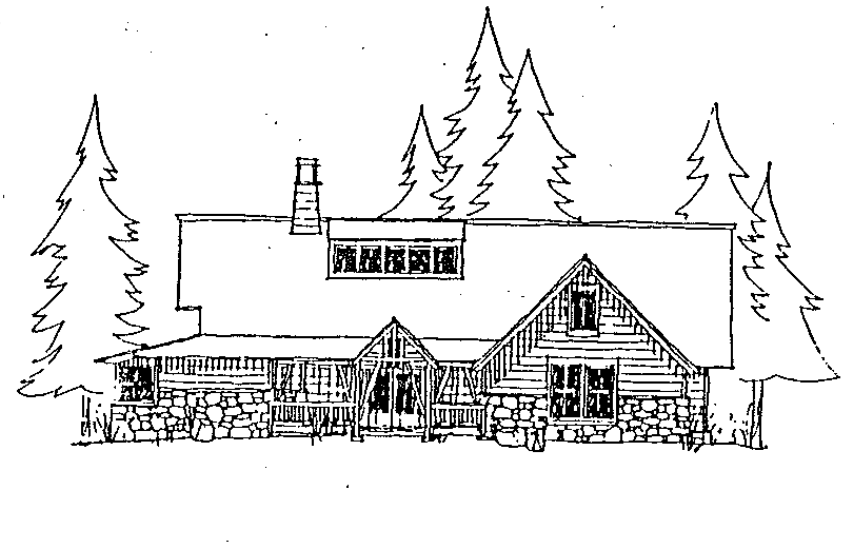
The western camps and lodges defined the proportions of their buildings in response to the local climate. Buildings had shallow-pitched roofs to hold insulating snow where needed or steeper roofs to shed snow as it fell. Wide eaves and covered porches that connected buildings and to protect against rain and snow, as well as simple but well-proportioned window and door openings to shield against the elements were often used in western alpine environments. Man-made environments need to reflect the unique and different challenges of each of the four mountain seasons.

C. Continuity

To create a unique and desirable Shock Hill Community, each building site must be viewed as an integral component of the whole neighborhood. Streetscapes must be planned to support the overall character of community, homes must be designed to support and balance the architectural massing of neighborhoods, and landscapes must be planted to reinforce and replenish the native forest. The objective of these design guidelines is to create appealing and interesting structures and landscape designs that are subtle and complementary to the beauty of the native mountain landscape and the other homes found on Shock Hill.

Architects must consider architectural compatibility with other homes within the Shock Hill community when designing a new home. Compatibility and consistency of adjacent homes will be considered by the DRB when reviewing applications. Continuity can be achieved through form, height, massing, materials, colors and other design patterns.

Architecture must be visually well ordered. Elevations that include visually confusing or disordered facades (including roof forms, massing, window and door shapes and sizes) will not be approved. It is important that the composition of the general proportions of the home, including the windows, doors, and other exterior architectural elements complement the remainder of Shock Hill's home designs.

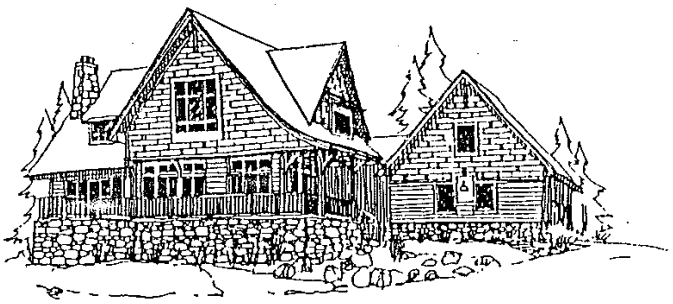


Visual Order in Composition

D. Building Size

The design intent for the Shock Hill Community is to allow the existing landscape to remain as the dominant visual image. Owners and their Architects should strive to create the highest-quality home within the smallest possible volume. No minimum or maximum square footages are defined, only that the spatial requirements of the home be consistent with the Owner's needs. Homes that appear too large or small for the site or are noticeably out of scale with the other homes in the neighborhood and the native landscape will not be approved.

The built environment should always remain subservient to the native landscape. Buildings should appear to be comprised of several elements added together; they should not have an overall massive appearance. Applicants submitting plans for large residences may be required to reduce the massing of their project to better relate the project to the site and the overall neighborhood. For example, large residences may require a separation of the living area into two or more separate structures to reduce the apparent mass; e.g. a separate garage structure might incorporate some living area above it.



Split Massing

E. Corner Building sites

To lessen the visual impact of homes located at the corners of intersecting rights-of-way or other areas of high visibility, a one-story height limitation of approximately thirty (30) feet is recommended. Owners of these highly visible building sites should make every effort to reduce the apparent size and mass of the house. Elements that contribute to the appearance of a reduced mass include: eave walls that climb no taller than one-story, windows that appear more dominant at the main or lower level of the home, and the use of dormer elements to accommodate a significant portion of the second story functions.

Due to their close proximity to the trail system, the design of the single family building sites adjacent to the trail system are encouraged to appear as one story or a combination of one story and height-restricted two story structures. A second, height-compromised level may be approved if the Architect can demonstrate a design that conveys a single story appearance or uses one-story elements to reduce the overall mass of the second floor.

It is intended that the second level should be thought of as similar to that of a single story home, which sustained a later addition to the attic. Dormers may spring from the roof and eave walls should appear as no more than one story. Plate heights will be examined carefully and should comport with those of a one-story home. A one story building design does not preclude the use of a lower partially exposed or walkout level.

Interior programmatic planning must take into account the compromised nature of the second level. If any doubt exists in the ability to accommodate these one-story requirements, it is suggested that the homes on highly visible corner lots or cluster single family lots be developed with a larger ground floor level and less enclosed space contained on upper floors.

F. Building Elevations

Building elevations are integral to the creation of a high quality neighborhood atmosphere. Well-proportioned architectural elements, the interplay of light and shadow, and the selection of quality materials contribute to the richness of neighborhood character.

Each building facade on Shock Hill shall be designed to complement the native landscape and create an overall architectural character for the residence. Vegetation and grading are inseparable from the appearance of the finished structure and must be considered early in the design process. The numerous trails and rights-of-way throughout Shock Hill will allow every home to be viewed from many directions. Therefore, every facade shall be designed with premium quality finishes and architectural detailing.

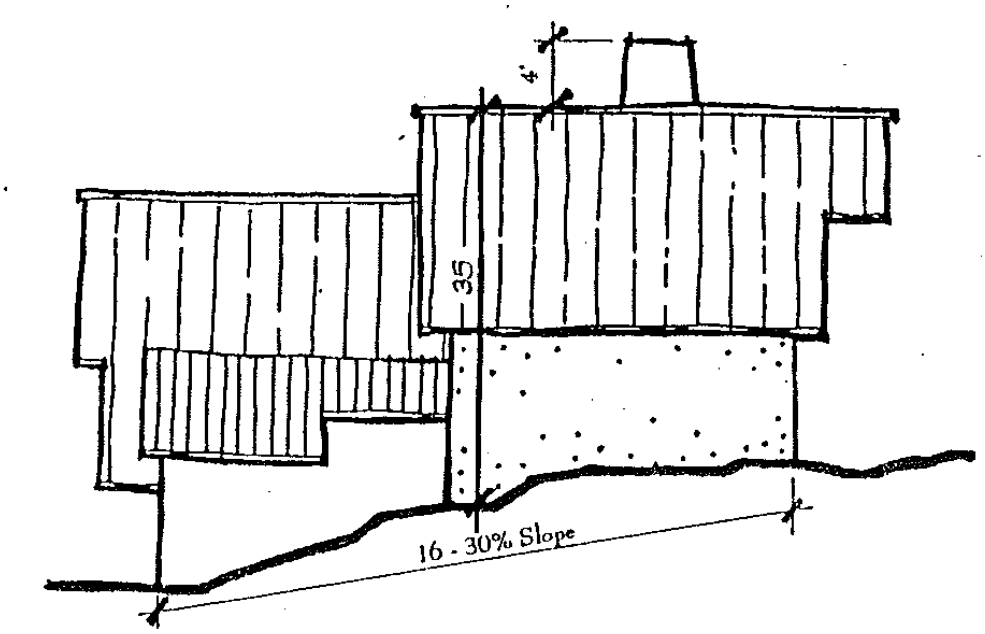
G. Building Heights and Massing

Building height limits will contribute to the rural character of Shock Hill and help to develop a community scale responsive to the human body. Buildings on Shock Hill should be "pedestrian" in scale and orientation. Providing an abundance of building elements that are understandable and sized for the human body creates comfort for the observer on foot. Pedestrian scale is important in making the Shock Hill community inviting.

Height can be desirable where used to add sculptural form or points of interest. Small vertical elements can add interest and diversity to low, horizontally designed homes. Architects should consider their design in the overall appearance of the Shock Hill community at buildout. Building height is critical to the successful development of a desirable community and as the topography, orientation, vegetation varies throughout the site, so will the height requirements.

Building height is measured from finished grade to the ridge of the building. Generally, home's ridge height (excluding chimneys) may not exceed thirty-three (33') feet above the existing grade for sites with a slope of 15 percent or less within the proposed footprint of the home and thirty-five (35') feet above the average existing grade for building sites with slopes greater than 15 percent across the proposed footprint of the home. However, in either case, building height shall be evaluated with consideration to the overall design concept and perceived height for the structure. Chimneys may extend four (4) feet above the highest roof elevation provided that the chimney mass is well proportioned to the overall structure.

The building's type, use, and site will determine building height limitations. Building sites with few mature trees or highly visible corner sites may have lower recommended building heights.

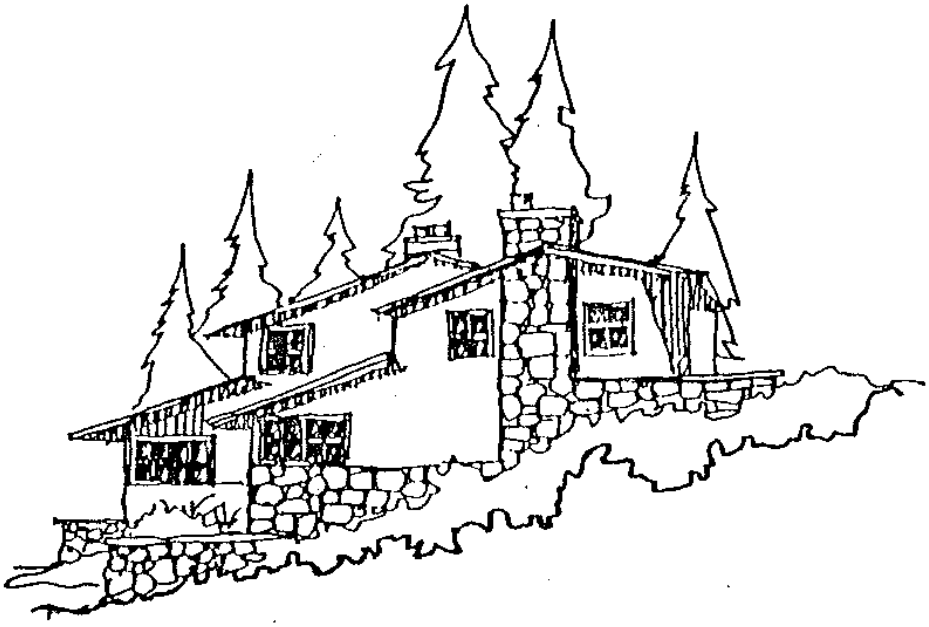


Maximum Building Height

An objective of the height limitations is to create a "stepped" massing for the structure on sloping sites. A massing that reflects or mimics the existing natural grade below is desirable. Buildings should make every effort to "step" with the existing contours of the site.

Building forms should be responsive to their natural surroundings. The existing topography, vegetation, and natural features of the site should dictate the form and size of a home. Specifically, building masses

are required to step down to lower heights at the perimeter of the structure and two-story wall massing should be minimized.

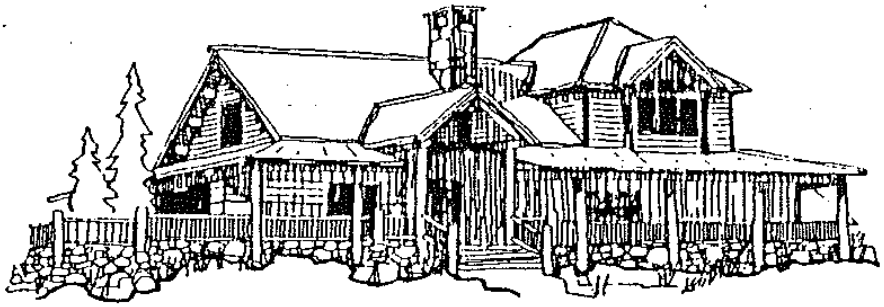


Stepped Massing

Architects who propose a structure with more than one level should be certain that there is a difference in the areas contained on each level. Homes with similar floor area on two levels are discouraged due to their usually boxy, massive appearance. Homes which favor the lower floor area, giving the structure's base a more substantial appearance, will be more successful in meeting the requirement that lower masses occur toward the edges of the home.

Architectural organization that encourages pattern and rhythm are encouraged, however, large areas of symmetry will not be approved. Throughout the Shock Hill community a more organic architectural composition is preferred. Larger homes are particularly discouraged from the use of symmetry as an organizing principle of design because this symmetry can make the home appear institutional or palatial instead of residential.

This



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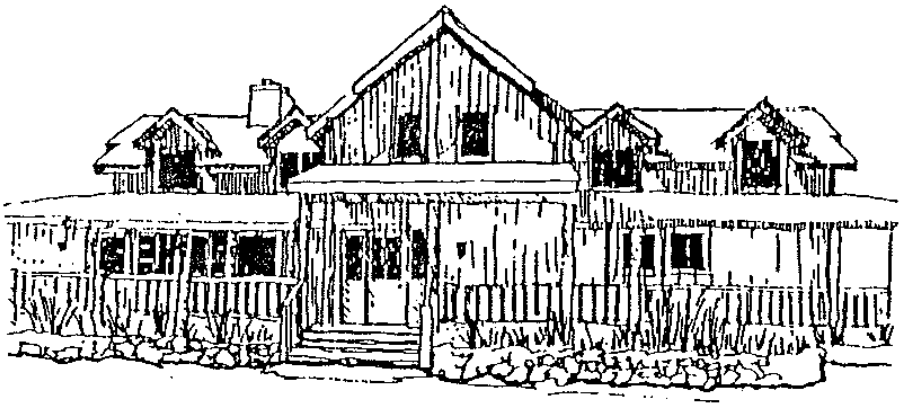


Asymmetrical Massing

H. Scale and Proportion

In addition to height restrictions that prohibit buildings from becoming uncomfortably tall, the DRB will examine the proposed structure's scale and proportion within the native setting. Buildings should not have an overall massive appearance. Buildings should appear to be comprised of several architectural elements added together. The overall impression should be that the building evolved over time to form a cohesive whole.

Larger buildings should achieve a pedestrian scale by "breaking up" or differentiating parts of the building. Elements that help to create a pedestrian scale include individual rooms, wings, entries, or expressive elements such as balconies or dormers. An appropriate scale can also be achieved by expressing larger buildings as a series of smaller buildings or as smaller buildings attached to a larger central mass.

Offsets or indentations in wall planes create visual interest and add depth via shadow lines. No unbroken expanse of residential or townhome buildings may exceed 40 feet in length. When the limit is reached, one of the following must occur:

1. The building must bend at least 15 degrees;
2. The wall line must be offset a minimum of six feet (including projections for porches or entries, etc.);
3. The roofline must shift up or down at least four feet and/or r a change in ridge alignment must be made to avoid a long uninterrupted ridgeline

No building wall may extend more than 20 feet in height without an offset in the vertical plane and no two-story building wall may extend more than 20 feet in length without an offset. An offset must be structural and substantial rather than simply changing the texture of an exterior material. The use of two to four exterior different materials is encouraged to limit the apparent mass of a building.

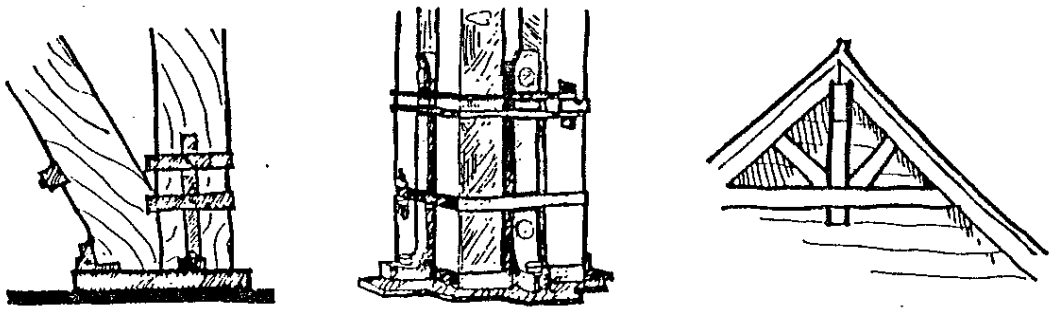
I. Exterior Detailing and Trim

Individuality in detailing can improve the function of a building and lend visual interest. Architectural details must convey a sense of proportion to the overall building. The appearance of a structure's details should suggest a mass and sustainable dimension appropriate for the rugged mountain environment. Support posts must be sized to look appropriate for the structure being supported. Window trim, fascias, eaves, railings, and other exterior architectural elements should project a sturdy image. Delicate, intricately detailed designs are not practical or desirable within Shock Hill. All detailing should be an extension of its function.

Architectural detail should be focused especially in those areas where pedestrians come into contact with the building; entrances, porches, etc. Detailing may include exposed structural beams, columns, trusses, supports, ironwork, lintels, porches, etc. The use of window boxes and shutters is not permitted.

Strength and quality of details must be emphasized over quantity. To withstand the extreme climate of Breckenridge and Shock Hill, details should be rugged and substantial in scale relative to the structure. The use of exposed beams, outriggers, and substantial trim widths and thicknesses can give a dwelling its own unique visual appeal.

Below are a few illustrations of what is meant by significant architectural detailing.



Architectural Detailing

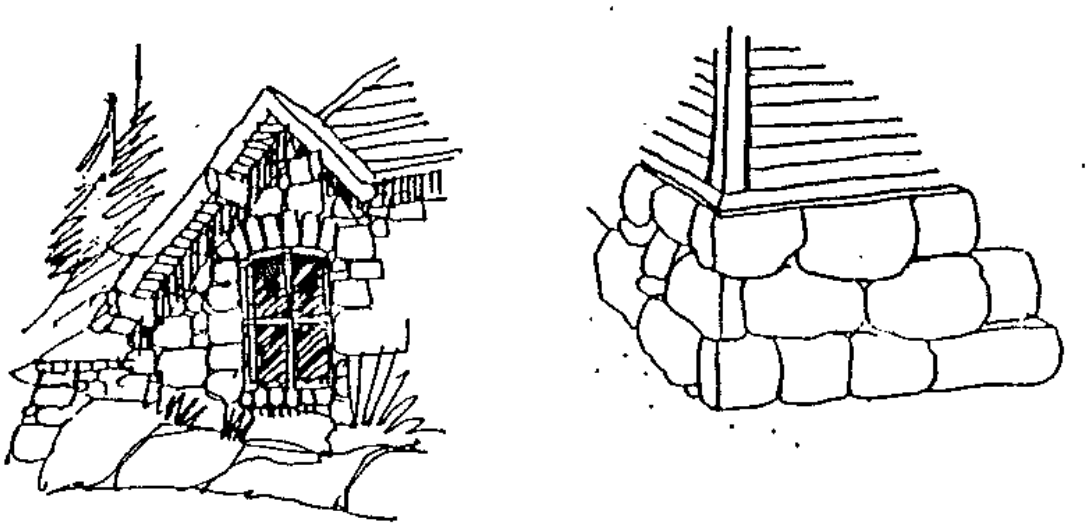
J. Exterior Wall Materials and Design

The exterior appearance of each structure supports the architectural concept chosen for the building site and the creation of unique enclave of buildings within Shock Hill. Exterior materials should generally be natural materials that weather gracefully and have proven historically successful in the Breckenridge Area. . Whenever possible the use of natural materials that blend well with the landscape of the specific building

site are encouraged. Materials should reflect their structural function in the overall building concept but not be too numerous or varied that the appearance of the building becomes confusing or ornamental.

Historically buildings have been set on strong bases, anchoring them to the site. This base material withstood the adverse climate of driving rain and accumulation of snow. To project an image of substanance, the base of a building should have a heavier, more massive, and darker appearance than the structure above. Stone native to the area is most appropriate and is recommended for use as the base material of a structure. The amount of exposed foundation surface is to be kept to a minimum. Concrete foundation walls should step with the terrain and must be covered with an acceptable finish material.

The use of stone for a base material and on some vertical elements is encouraged. Stone should appear to be a vital part of the structure by wrapping around corners and continuing vertically to the underside of a structure or continued on wall surfaces above. Thin surface veneer stone that only partially completes a wall vertically or horizontally or appears to be only a partially complete structural element is discouraged. Stone surfaces should also contain some relief, depth and have a surface depth rather than thin exposed edges and flat faces. If allowed at all, the use of river rock or other uniform round rock should be limited. Stone should be anchored to the ground and appear to be self-supporting. The use of stone, log or timber lintels over openings is encouraged. All stonework must be installed by an experienced stonemason.



Stone as an Exterior Material

Simulated stone is not permitted. In locations one story above grade where structural code compliance does not allow natural stone the DRB may allow the use of simulated stone. If permitted, the stone should be separated by a roof element for other stone fields. Any simulated stone must be fabricated to be an exact match of other stone applications on the structure.

As the structure progresses upward, the walls should appear lighter except in locations where it is appropriate to continue log or a stone base higher as a dominant architectural element. Examples include stone-faced end walls and chimneys. Appropriate wall materials above the base include: heavy timber siding, log, wood shingles, beveled or tongue-in-groove board siding, board-on-board or board and batt siding. Due to the lack of historical use in the Central Rockies, the utilization of plywood, stucco, block, composite or synthetic siding or masonry unit walls as an exterior wall material is not permitted.

Log construction is an appropriate method of construction when used in its historic context as load-bearing walls. Logs may be peeled or rough. Manufactured, turned or logs of a consistent diameter are prohibited. Use of corner or vertical accent logs are misleading in structural integrity and can only be used as true log construction for vertical support elements of projecting roofs or in support of structural trusses. Logs may be round or rectangular in section with chinked joints in a fitted or interlocking profile. Twelve inch

diameter logs or greater for the structural elements of a building are desirable, log siding may be smaller than twelve inches. Logs should be stained with a dark stain to blend with the native landscape of Shock Hill.

Exterior siding and trim wood should be rough in appearance with smoother wood surfaces permitted in contact areas such as entries, porches, or balconies. Rough sawn or resawn siding is recommended. Recommended siding profiles include lap, board and batt or board on board, and vertical tongue and groove. Plywood or synthetic siding is not permitted. To provide durability and convey a sense of permanence, all wood trim should be a minimum of 1-1/2" in thickness and siding material should be a minimum of ¾" (average butt thickness for cedar shake/shingles should be ½").

Metal siding may only be allowed as accent siding material. If proposed, metal siding must be reflective of the materials, design and installation methods historically appropriate for the Breckenridge Area. Metal siding may not comprise more than 25% of any elevation. The use of artificial wood products is only permitted on the larger lodge buildings where code height restrictions may limit the use of real wood.

K. Exterior Colors

It is the intent of the Shock Hill Design Review Board to preserve the appearance of the native landscape and preclude the use of colors that would appear out of place. A building may never appear predominantly brighter than its native surroundings. The color of all exterior building materials shall replicate the hues of the existing natural environment. Shiny finishes will not be permitted. The desired color palette is darker and less vibrant than most materials typical to the Victorian Breckenridge downtown.

The color of exterior materials must generally be subdued to blend with the natural landscape. Earth tones are recommended. Proposals that are jarring in nature, or simply not complimentary to the landscape or the other colors chosen for the home, will not be approved. The exterior color of a structure will be weighed against the colors of other buildings in the area. In general, there cannot be any jarring combinations of color within a single building site or between neighboring building sites.

Accent colors should be used to emphasize the architectural details of a building and will be reviewed on an individual basis. All color changes should occur on an interior corner rather than an exterior corner. In no case will colors approaching the primary range (red, blue and yellow) or orange be permitted, nor will drastic contrasts in value (light to dark) be allowed for siding, stone or chinking material. Extreme contrast in colors of individual stone or between masonry stone and grout should be avoided.

L. Roof Design

The roof is typically the largest and most important visual element of a structure and should be designed with as much thought as the rest of the building. The roof must not sit as a cap to the building or appear too symmetrical but be responsive to the structure's scale and massing. The roofline of each building must create its own pleasing relationship to the street, other common areas and to its adjacent structures when viewed from all directions. The overall roof profile and articulation should be sufficiently irregular to break up any building element that would otherwise appear too boxy or discordant with the landscape or neighboring structures. A variety of roof forms designed in proportion to the overall building that reduce the building's scale and mass are required.

Roofs shall be pitched roofs comprised of gable, hip, or similar configurations. Pitches on major roofs shall be between 6:12 and 12:12, inclusive. Secondary roofs may also be shed roofs with pitches of 3:12 to 10:12, inclusive. Flat, mansard, fake mansard, gambrel, joined shed, arched, barrel or domed roof forms are not permitted. Secondary roofs may not comprise more than 30% of the overall roof area. On sloping sites, the roof shapes should convey a comfortable stepping with the land.

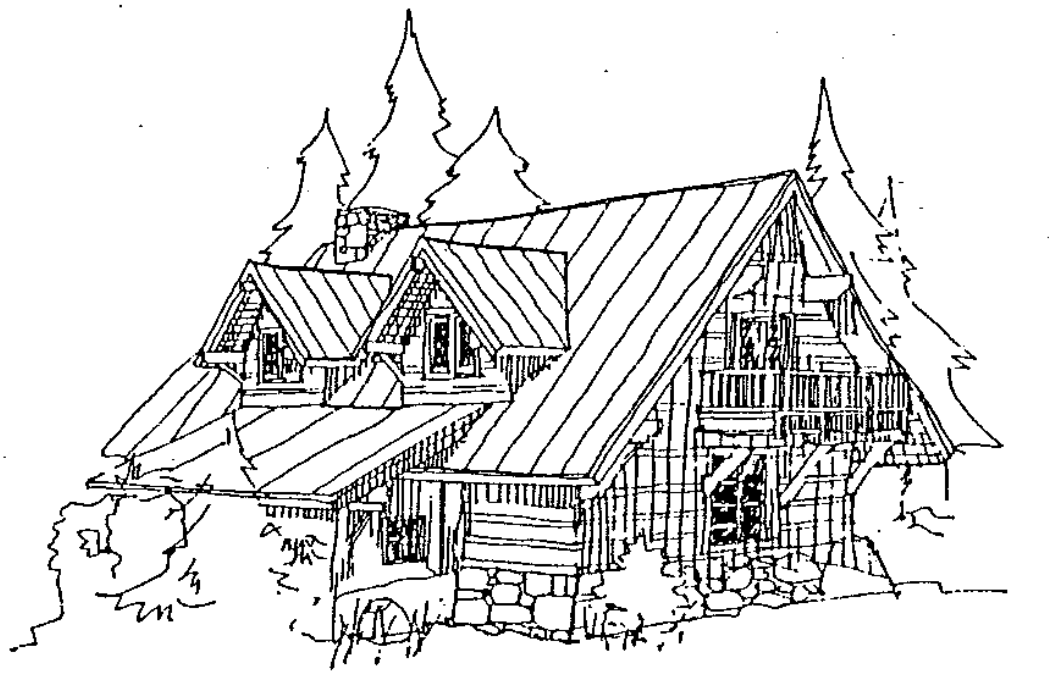
Dormers are encouraged to add both interest and scale to large roofs and to provide habitable space within the roof structure. Expansive roofs should be articulated through the use of dormers. Dormers may be

gable, hip, shed, or similar forms. Roof ornaments, like finials, scroll work on eaves or fascias, or decorative turrets are discouraged.

Well portioned, regionally and historically appropriate asymmetrical roofs are preferable to those that are obviously symmetrical.

Roof Design Incorporating Covered Terrace

The roofs of all two-story homes should include single-story roof elements to provide a more human scale appearance. Roofs elements should be varied and well-proportioned to the overall scale and mass of the building. Typically, if taller roof forms are used they should be placed toward the middle of the structure. The roof form should "step" down toward the ends of the building. Adjacent roof forms should create an overall pleasing aesthetic for the structure. Roof forms that are purposefully conflicting, as often seen in Contemporary Architectural forms, or appear too varied will not be approved.



Articulated Roof Massing

Roof slopes and overhangs protect walls and building entries from rain and snow and also reinforce the structure's architectural character. Roof overhangs shall be of substantial size and dimension to withstand heavy snowfall of the Breckenridge area. Roof overhangs shall be a minimum of twelve inches thick. Roof fascias shall be a minimum of ten inches thick unless the overhang incorporates rafter tails, in which case fascia shall be a minimum of four inches.

Roof materials should be considered relative to the overall roof design and support the architectural character of the structure. The predominant roof materials for Shock Hill will be high-quality architectural grade composition shingles, wood shingles or slate tile. Aesthetically pleasing and regionally appropriate materials that mimic wood shingles or slate tiles may be used with DRB approval. These roof materials shall be considered on individual merit with particular consideration given to the quality of materials, color, edge detailing, pattern and warranty. Visually busy shingles, i.e. small shingles over a large area, are not permitted. Colors shall be earth tone or subdued and submitted for review by the DRC prior to construction. Metal roofing materials may be considered if these materials are appropriate to the overall design of the building.

Roof designs which propose a predominantly composition shingle application must be detailed in the same spirit that the exterior walls are detailed. Metal open valley, eave and rake flashing are encouraged, as are metal ridge rolls. "Breaking up" the areas of composition roofing as if they were panelized, achieves the desired effect of avoiding a mass of shingles without detail.

Another method that can be employed to relieve roofs of the appearance of too many shingles is to use an alternative roofing material, such as metal, on individual roof elements. Changes in pitch, shed forms and dormers can be used as an opportunity to switch roofing materials. Metal roofs may include patinaed copper; steel having a factory applied fluorocarbon resin coating in an approved color range warranted by the manufacturer in flat or matte finish; and rusting steel (Corten steel, cold-rolled steel or approved equal) . Metal roofs must have their finishes maintained throughout the lifetime of the product. All gutters, flashings, and downspouts must be constructed of copper or a non-reflective alternative metal. Standard aluminum gutters lack the strength to stand up to heavy snow loads and the architectural integrity to convey the quality expected on Shock Hill. All gutters and downspouts shall be integrated with the architecture and colored blend unobtrusively with the home design. Exposed vents and roof penetrations or accessories shall be painted to match the adjacent roof surfaces.

M. Snow Protection

Snow presents special design problems which non-climate-specific building and site design solutions do not address. Roofs must be designed to cope with eccentric loading resulting from varying snow accumulations and work toward the prevention of ice dams.

Every property owner on Shock Hill must be aware of the snow that may build-up on roofs. Snow build-up creates structural strain that can cause hazards as the snow releases and slides off sloping roofs. A snow protection plan, showing how inhabitants will be protected from falling snow and ice is recommended for every building.

Homeowners are encouraged to consider a roof design that accommodates sliding snow in one or more of the following ways (other methods which can be demonstrated effective will be considered.):

1. Strategic dormer placement. Gable ends or dormers can protect lower areas of the building and landscape. Dormers can be placed to protect entrances or major circulation areas.

2. Protective areas. Where it is impractical to utilize other snow protection methods, it is important that inhabitants be kept out of zones that are subject to falling snow. These areas need to be out of walkways and away from areas of use.

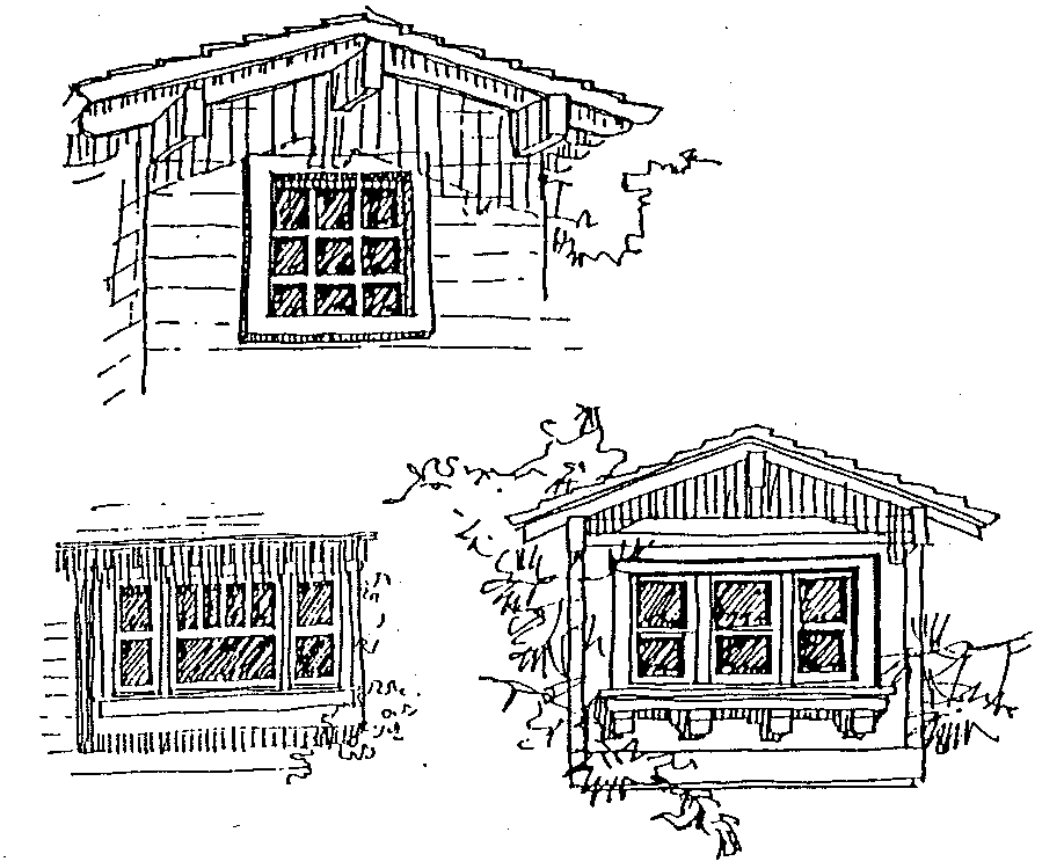
N. Windows and Doors

Windows and doors are usually the most prominent architectural features of a building and should be used to enhance the overall character of the building. While the elevations of a building will differ, windows and doors should reflect an overall consistency and be treated with the same attention to detail as given to the primary or "street" elevation. All facades shall contain some combination of doors, windows, or other wall openings.

The placement and patterning of windows shall embrace and reflect the architectural traditions established for the Shock Hill Neighborhood, which are more thoroughly described in the Vision Statement for Shock Hill and Architecture Sections of this document.

Windows and doors establish the quality and architectural expression of a building. Openings that are set in a "surrounding" of wall mass is required, rather than giving the structure the appearance of a glass box. . Structures should employ wall (solid) planes to window (void) ratios found in the architecture of the American West Park Service Lodges and western camp style architecture mentioned throughout this document. Window and door designs typical of contemporary architecture (irregular shaped and spaced window units, unbroken corner window units, large and uninterrupted walls of glass, and non-existent or minimal dividers between glass units) will not be approved.

Windows and doors should appear as architectural features with their surfaces either recessed, projected, or bordered by projections which provide shadow patterns and reduces the reflectivity of their glass. Windows in combination are generally more appealing than a number of individual single units and repetition of consistent sizes and types are better than an unrelated assortment of window and door units. Except for stacked window arrangements, head heights should be consistent at each story and vertical alignment of window units or their edges is preferred in a two-story wall. Window trim, lintels, and sills are appropriate areas to express craftsmanship and individuality; however, overly decorated alpine trim should be avoided.



Windows as Architectural Features

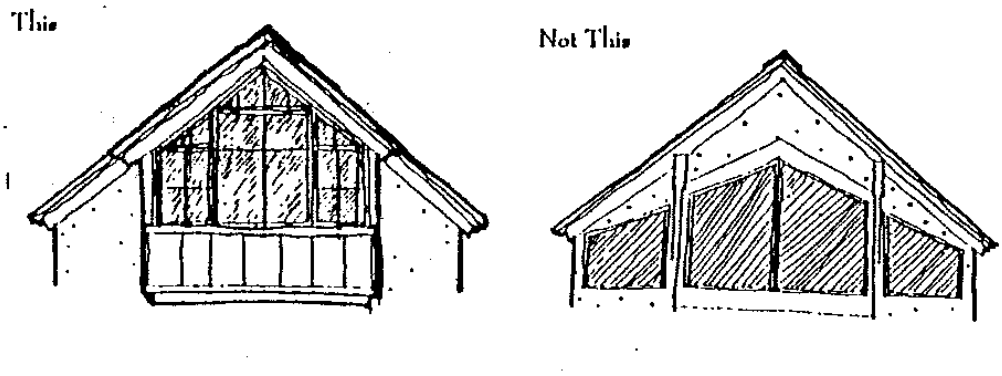
To reflect the historical traditions of the Breckenridge area, wood windows and doors will be required. The exterior of windows may be clad in a material other than wood, such as aluminum or vinyl, to minimize maintenance. All metal covered windows shall have a baked or chemically fixed paint finish that lies within the approved color palette for Shock Hill.

Highly reflective window glazing or applied sun screening material shall not be used on exterior glass. Use of low-e glazing is encouraged for energy efficiency.

True divided light or high quality simulated divided light windows and doors that reflect the historical patterns of the Breckenridge area and the Rocky Mountain West are required. Large, uninterrupted expanses of glass should be avoided, except in cases of large glass areas at great room view areas, which shall be of a scale and proportion with the overall building mass. These larger areas should not exceed five feet in width or height and be no greater than 30 square feet, however, larger areas of glass may be considered on a case-by-case basis. When larger window glass is used, the glass should be anchored in heavy timber or similar metal frame that suggests strength and permanence. Window mullions may be of a mid-range or brighter (but not white) color to enhance their appearance from a distance. Overly dark and shiny frames and mullions may blend too much with the dark glass counteracting the intended effect of the window dividers.

Traditional window and door forms of the Rocky Mountain Region appropriately positioned in relation to the building's overall facade are desirable. Windows that emphasize the vertical form, rather than a horizontal, and square windows are encouraged. Large horizontal picture windows are not permitted. Except for stacked window arrangements, head heights should be consistent at each story, and vertical

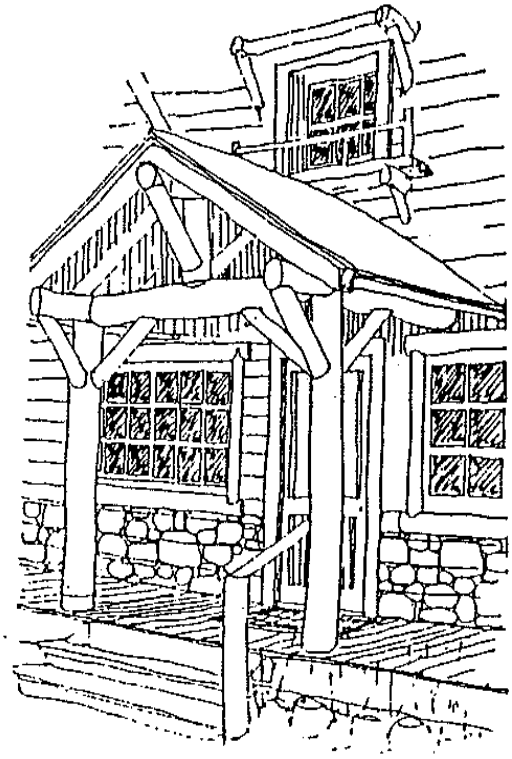
alignment of window units or their edges is preferred in a two-story wall. Horizontally oriented windows, octagons, hexagons, circles, and intensively placed triangles will not be approved. Homes that lack a strong window pattern or incorporate haphazardly placed windows will not be approved. Window heads shaped to match roof lines shall be treated as openings attached to the facade edges and should not follow unrelated interior structure, i.e. scissor trusses.



Window Heads

O. Entrances

Doors and entryways are important elements in establishing architectural character. Entrances should be proportioned to comfortably relate to the visitor and appropriate to the overall building's architecture. Any entry grandeur should be experienced upon entering the building rather than on the exterior. Entries that are too ornate, monumental or imposing will not be approved.

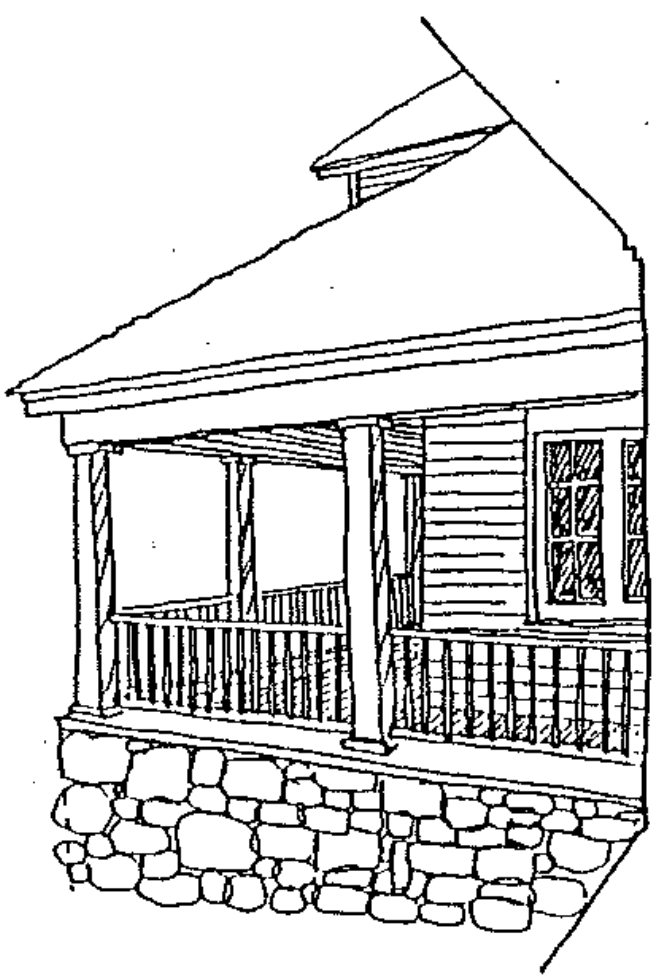


Modestly Proportioned Entry

The approach and entry to a building should be easily recognizable. The main entrance shall be more visually dominant than secondary access points or the garage doors. Entrances should invite the guest from outdoor to indoor space through the use of arrival gardens, architecturally integrated porches, terraces or trellises.

Front porches or front-facing terraces are important in the design of buildings on Shock Hill. All buildings are encouraged to address the streetscape by incorporating traditional pedestrian scale front porches and terraces into the overall architectural and landscape design. These outdoor approaches can provide the home with a sense of place within the Shock Hill community and also can provide functional outdoor space. Rather than the front yard being dominated by garage doors, the front garden may able to take advantage of views, sun, and pedestrian interaction.

Elevated, uncovered, wood-framed decks are discouraged unless absolutely necessary. Wood decks do not assist in the goal of preserving the traditional vernacular methods of construction. All decks with structure more than two feet above finish grade must be skirted. Courtyards, terraces, porches, patios and, if outdoor space is required upstairs, small cantilevered balconies, are preferable. These spaces can be further enhanced by the use of planters that are integral with the built structure. Outdoor living spaces that are close to the ground increase the home's relationship to the surrounding terrain.

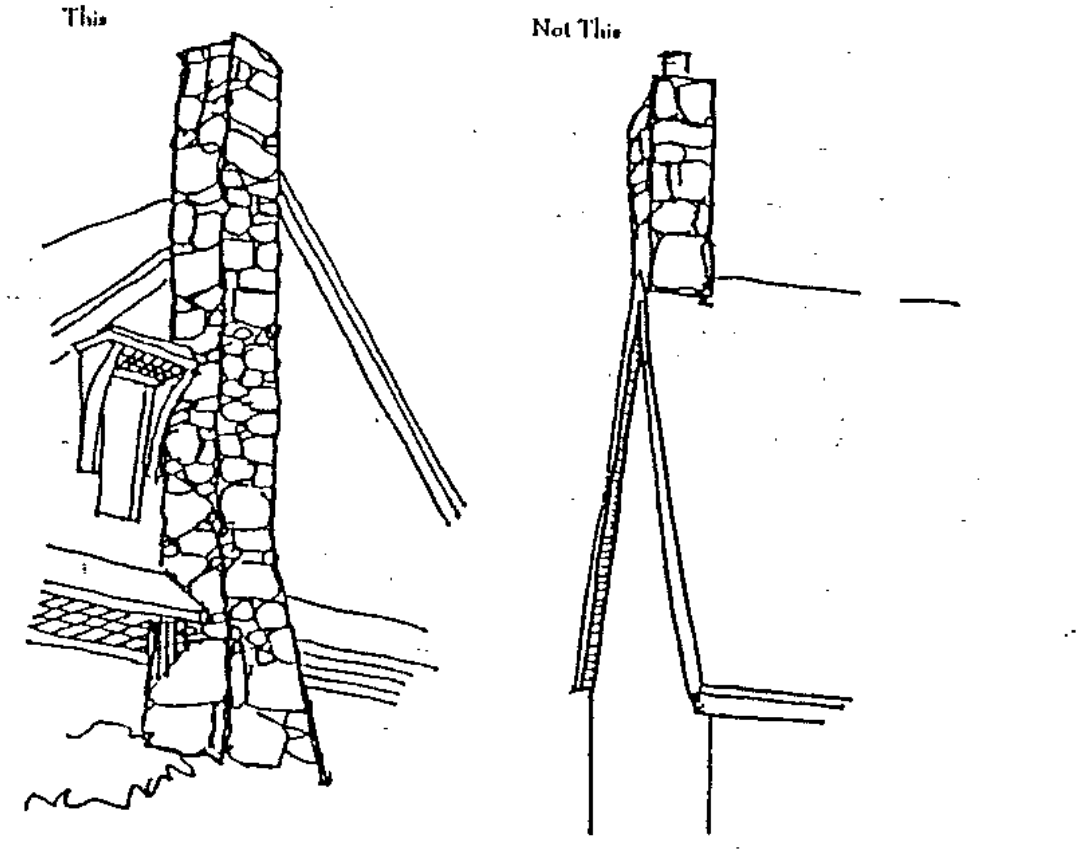


Porch

Porte cocheres shall only be permitted on building sites large enough to accommodate the large turning radiuses required by such a turn-around. The driveways of a porte cochere must not encroach into the front setback more than once and with no encroachment into the side setback.

P. Fireplaces and Chimneys

Fireplace masses and their chimneys are important finishing elements of a building. Chimneys can be utilized as sculptural features that compliment the overall character of the building. The mass of fireplaces and their chimneys should be well integrated into the building's architecture. The area (measured in plan view) of any one chimney should be no less than twelve square feet. Any flues for fireplaces, boilers or other mechanical equipment which are exposed to view must be concealed within an enclosure. . Chimneys lend themselves to a variety of angular and rounded forms which can enliven the three-dimensional quality and profile of the overall design.



Chimney Proportions

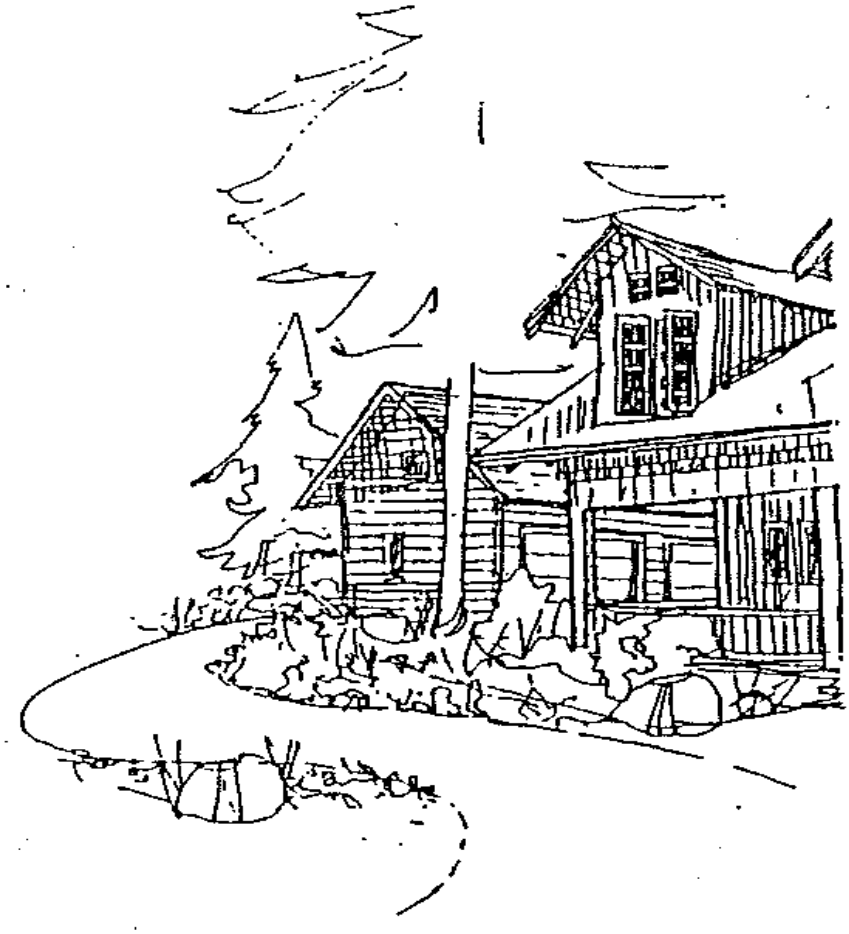
Chimneys may be constructed of any acceptable wall material although the use of stone is strongly encouraged. . All flues shall be enclosed at least up to the plane of the roof ridge. Enclosing fireplace flues and fireplace terminations completely within an architectural metal or masonry chimney cap is required. Open tops for chimney caps are encouraged with the sides being no more than 50% solid to void ratio for screening the flue and cap. Applied or exposed metal flue elements will not be permitted.

Due to the potential for fire danger in the Breckenridge Area, all chimneys must be equipped with a U.L. of I.C.B.O. approved spark arrestor, including outdoor fireplaces. All wood burning devices including indoor and outdoor fireplaces, fireboxes, stoves, chiminea, etc. must be certified solid fuel burning devices as defined by Town of Breckenridge Building Code and amendments. Unscreened or uncovered open flame wood burning outdoor fire pits of any kind are prohibited. Natural gas fueled fire pits are allowed ad barbecues are permitted provided the barbecues are a lidded cooker. All other types of portable or freestanding barbecues are prohibited.

Q. Garages and Driveways

Garage doors and the driveways leading to the doors detract from building architecture and the Shock Hill community as a whole. Garages can make a pedestrian approach to a home feel uninviting and secondary to the automobile entry. Since every element of the Shock Hill Community has been based on comfortable pedestrian orientation, garages and automobile circulation shall be studied carefully and integrated thoughtfully into site and building design.

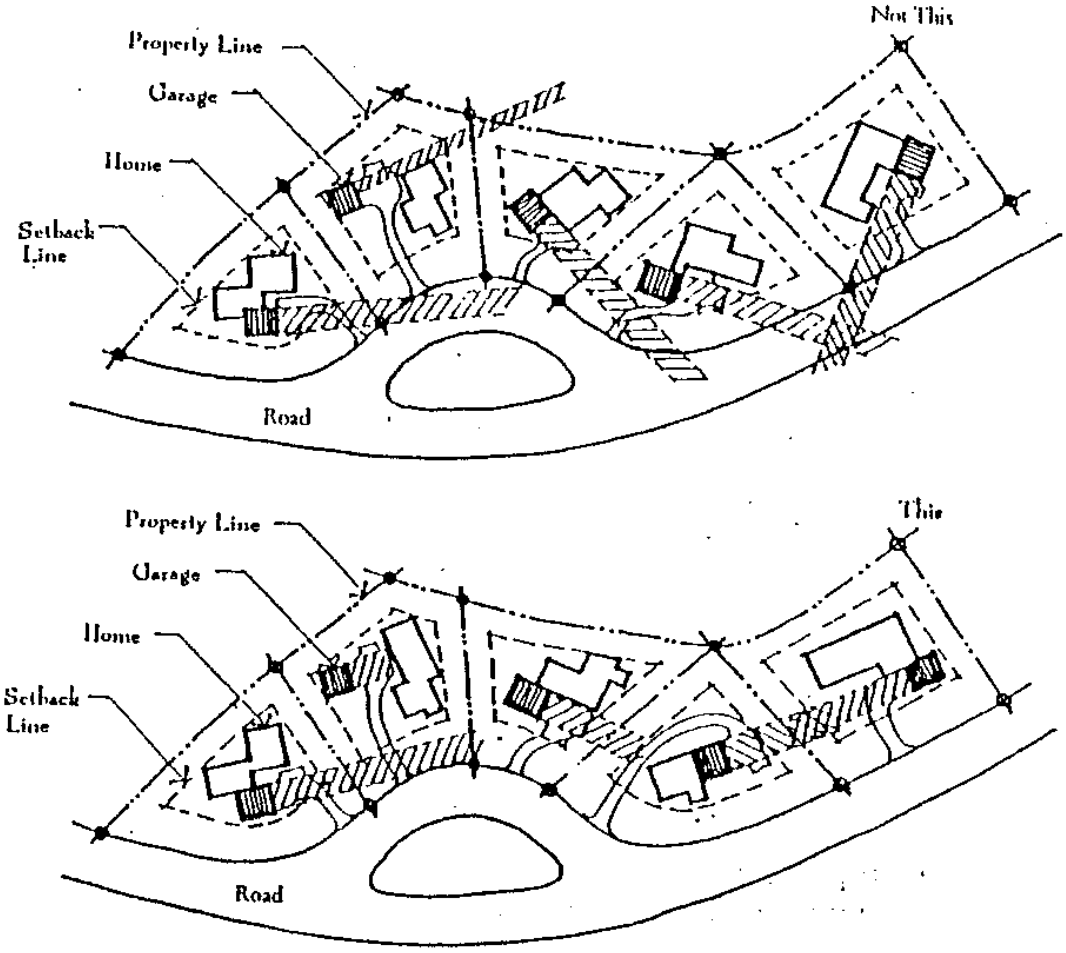
Home designs shall make every effort to screen the view of a garage door from the right-of-way and neighboring properties. Home designs, which allow the garage door(s) to be the most prominent architectural feature, will not be approved. Driveway paving shall be minimized, especially in areas visible from rights-of-way, common areas and adjacent building sites.



Garage Door View Minimized

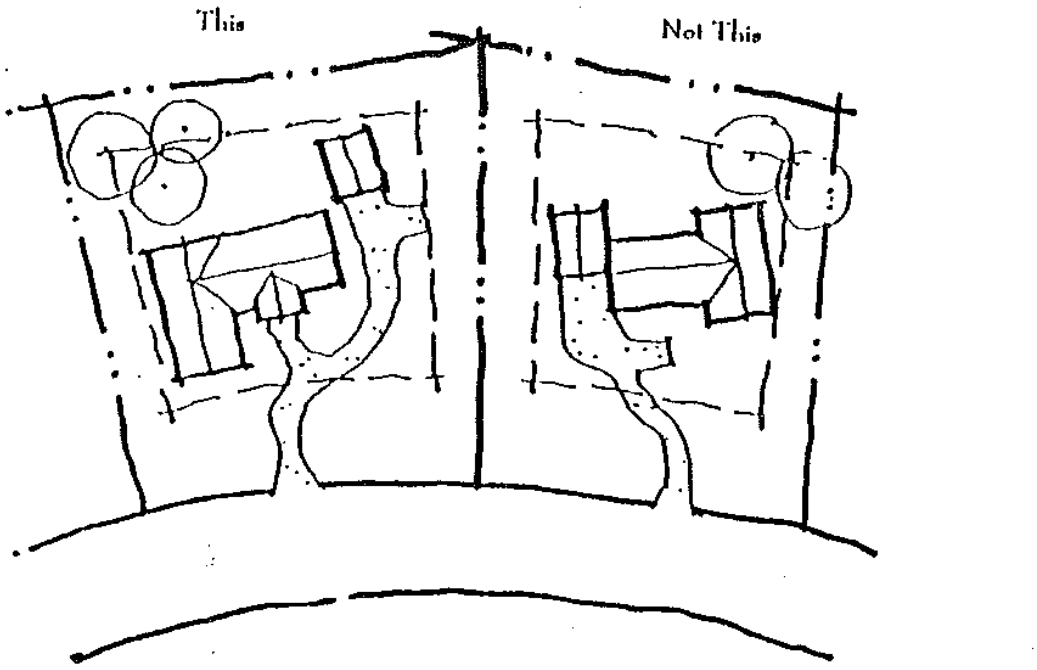
To minimize the aesthetic impacts of garage doors on the Shock Hill neighborhood, the DRB will study the view corridors of each neighborhood and evaluate the proposed garage door placement on an individual basis. To determine whether the entrance for cars faces a potentially acceptable direction, project lines perpendicular to each side of the garage door opening until they cross a built structure, an undeveloped

neighboring building envelope, or an area not within the Shock Hill community. If one of these lines crosses into a street, trail or common area, the garage doors are not facing a potentially acceptable direction.



Potential Directions Garage Doors May Face

Garage doors shall be oriented away from the street, adjacent properties, and Shock Hill common areas. Exceptions to this rule may be made on building sites with insurmountable site obstacles and for building sites that can accommodate a garage in the rear of the property. In these cases, the intent is to recall a carriage house behind the main house. Only those designs, which clearly place the mass of the home, significantly closer to the street than the garage will be considered acceptable. The front entry, or entry for the homeowner and their guests should appear dominant over the front entry for cars. Overhangs above the doors and significant architectural detailing also might help mitigate the visual impact of the garage entrance.



Front-Facing Garage Doors

Effective measures in minimizing the impacts of the garage doors include side entries out of direct view from the street and overhangs or piers that add the softness of shade and shadow by way of recessing the doors. Overhangs above the garage doors and significant architectural detailing also can help mitigate the visual impact of the garage entrance. Large or unbroken masses above the garage doors will not be permitted. Another design feature, which will reduce the apparent scale of the garage doors, is the use of single-bay garage doors in lieu of double-width doors.

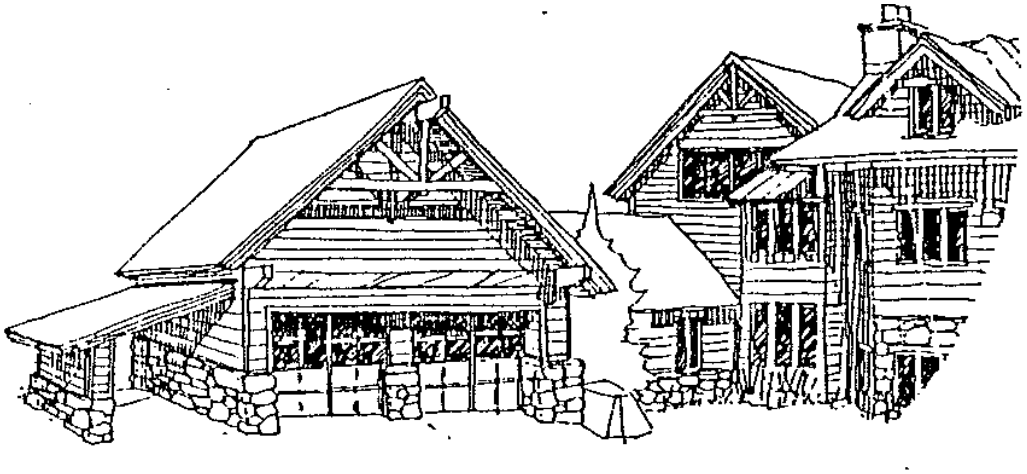
The garage doors should utilize glazing to blend with the building architecture and be either the same color as the body of the building of a slightly darker shade of the same color. In either case, the garage doors should not be lighter or darker than the main building, which would call unnecessary attention to the doors.

When more than two garage bays are planned, the preferred solution is to designate a separate structure for the garage. If a separate structure is not possible, careful design consideration for the door plane must be employed. If more than two garage doors will be used in the same wall plane, the third garage door must be offset from the others by a minimum of four feet. Offsetting the third garage door will help to avoid a continuous row of interrupted garage doors. No more than three garage doors will be permitted in one elevation. Front facing three car garages will not be allowed.

Driveways shall be limited to one per building site. Driveways should utilize hot-mixed asphalt paving, colored concrete pavers, integrally colored concrete, exposed aggregate or brushed concrete. Smooth surface concrete will not be approved. Driveway paving that combines different colors or materials will be considered on a case by case basis.

R. Carports

Carports will be approved only if the carport is designed as an integral part of the building design. Carports that appear as an "add-on" or do not appear to contribute to the overall architectural scale and concept of the building will not be approved.



Carport Design Incorporated with Home

Carports must include substantial architectural detailing to appear as part of the main structure. Carports which may be visible from the right-of-way, common areas, trails, or neighboring properties, must be screened by means of substantial structural members and in-fill panels made of substantially the same materials and finishes as the remainder of the house.

Carports may be provided in addition to the two enclosed parking spaces required by these guidelines. Carports may be used for car and firewood storage only. Buildings are limited to one carport.

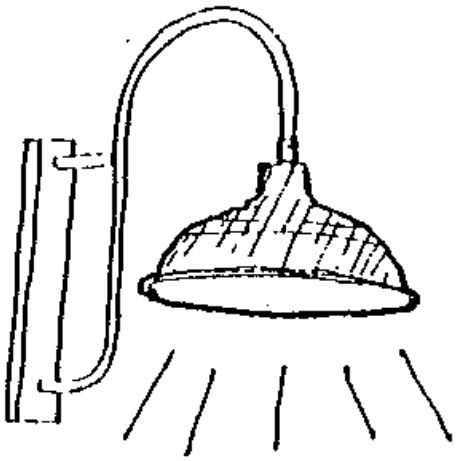
S. Solar Design

The architectural design of structures shall utilize passive solar design features when possible. The goal is to allow radiation from the winter sun to come into contact with the thermal mass in the interior of the building. South facing glazing in combination with thermally massed materials contribute to the ability to heat and light a home without using as much power from local utility providers. Passive solar design provides a long lasting and comfortable, non-dry form of heat and it allows for a sunny, naturally lit interior.

Active solar design installations will be approved when integrated into the structure so as to be as unobtrusive as possible and avoid excessive reflective glare Active solar applications must be appropriately integrated into the structure or lot so as to appear unobtrusive from any other lot or property.

T. Exterior Lighting

The principal objective of these standards is to be certain that Shock Hill does not contribute to light pollution and light trespass. Light pollution is the casting of ambient light into the night sky resulting in reflections from house elements, trees, and low clouds. Secondly, light emanating from a building may not trespass onto a neighboring property causing light trespass. If a shadow is cast onto a neighboring property from a building site the light is originating from, then light trespass is occurring.



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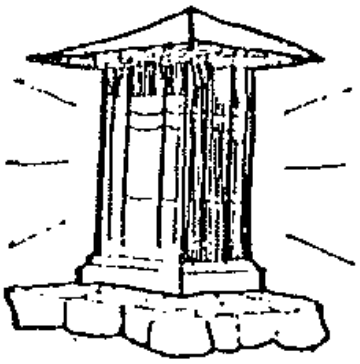


Not this

As many areas as possible should be treated in a rural, unlit fashion. Where lighting is required for purposes of safety or other justified reasons, every effort must be made to mask and screen unwanted spill from impacting neighboring properties. The lighting of a building as an accent or for any other reasons is prohibited. Consistent with considerations for safety and security, the desire is to maintain a rural feeling by keeping the night landscape as dark as possible. Area floodlighting is prohibited except for motion detector lighting that occurs for a limited time period. Spotlights on the home or in the landscape and lighting fixtures outside the building envelope are prohibited. Uplighting is not permitted.

Exterior wall and building mounted lighting must be integrated into the architectural composition of the house. Light fixture enclosures shall be constructed to conceal or substantially diffuse the light source. All lamps (light bulbs) must be completely concealed when the light is turned off, with the exception of a lamp visible from directly below the fixture.

Vapor lighting of any kind, including but not limited to sodium or mercury vapor, will not be allowed. No clear lenses where the bulb is visible will be allowed. Down-cast lighting which is "Dark Sky" compliant is required. A 60-watt bulb is the maximum wattage allowed, unless otherwise approved by the DRB. Landscape lighting of limited intensity and low profile may be allowed in small quantities when associated with the human element. For example, a few low-wattage post or bollard fixtures might be utilizes to illuminate an entry walk between a driveway and a porch. Those freestanding fixtures shall be limited to a maximum height of seven (7) feet above grade and must be situated with the Building Envelope.

Catalog sheets of photographs, along with supporting documentation of wattage, finish, and proposed location(s), must be submitted as a part of the Final Design Submittal.

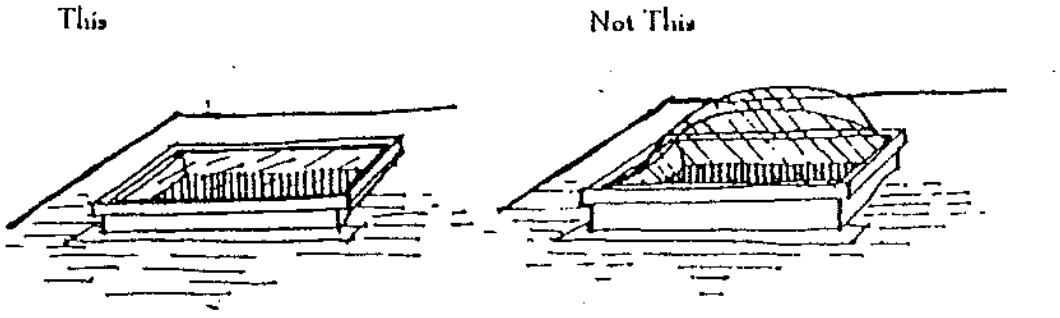
U. Hardware and Accessories

In keeping with the concept of minimal visual impact to the neighborhood, bright brass, polished copper and other highly reflective materials will not be permitted on the exterior of any building. Unless specifically approved materials such as chimney flues, vents through the roof or exterior walls, louvers, flashing, chimney caps, railings, utility boxes, exterior mounted mechanical equipment and metal work of any kind must be finished to match one of the other colors in the building's color palette. The color selected for these elements must result in an inconspicuous blending of the element into the surrounding materials and finishes.

Electrical service meters and any other utility or mechanical equipment must be screened from the street, common areas and neighboring properties. They may be placed behind wing walls or located behind unlocked doors in a manner acceptable to the serving utility company.

V. Skylights

Lighting around skylights must be oriented in a downward direction. The glazing material may be clear, bronze or gray, but not white. Domed polycarbonate skylight glazing will not be permitted. The exterior of the frame shall be finished in a non-shiny color that blends with the roof.



Skylights

W. Antennae and Satellite Dishes

Antennae and satellite dishes are generally discouraged on Shock Hill because of the urban image associated with their presence. Television reception will be available via a central cable system. Owners desiring a supplemental dish or receiving devices may have a dish measuring no greater than 18 inches in diameter or as needed for conventional high definition satellite reception, provided that the Shock Hill Design Review Board approves its location. The dish must be positioned in a location such that it appears unobtrusive when visible from nearby building sites, rights-of-way and common areas. The placement of such a dish must be designed into the home; it must not appear as an afterthought. Catalog cut sheets of such devices, and their locations on the Roof Plan and Elevations must be provided in the Final Design Submittal. Where appropriate, the dish may need to be painted to blend with adjacent building materials and/or additional landscaping will be required to effectively screen the satellite dish from the public right-of-way, adjacent properties and the trail system. The clearing of vegetation to create a site line for a dish is prohibited.

X. Rooftop Appurtenances

All forms of rooftop appurtenances and accessories must be designed to complement the roofscape. Large items will not be approved unless they are fully screened from view, or so convincingly integrated as to make it an acceptable feature of the design.

Y. Related Structures

Properly designed guesthouses, gazebos, playhouses, treehouses, storage buildings, or other accessory structures can add interest, but care is necessary to avoid a miscellaneous or cluttered look. These structures must be designed as integral elements of and complementary to the main structure. Materials, colors and finishes shall be similar on all such structures, and visually related by way of connecting walls, pergolas, terraces, or other landscape treatments.

Z. Storage Buildings

Small storage buildings which are designed specifically for the building site and are built on site may be allowed if they are complementary to the main structure and are approved in advance by the Shock Hill Design Review Board. Prefabricated storage buildings will not be approved.

The location of Related Structures must be confined to the building envelope.

A1. Flagpoles and Exterior Sculpture

Flags of modest size may be displayed if specific approval is received from the Shock Hill Design Review Board. Flagpoles must be in proportion to the modest size of the flag and may not extend above the nearest roof ridge. Flagpoles must be finished in a color, which blends with the surroundings when viewed from neighbor's homes, rights-of-way, and common areas.

Exterior sculpture will be permitted only if submitted for review and approved in term of materials, color, size and placement. Materials and colors of any sculpture must be in accordance with the general intent of these guidelines and shall not be visually intrusive when viewed from neighboring building sites, common areas, rights-of-way or other parcels.

The location of flagpoles and sculptures must be contained within the building envelope.

B1. Address Identification

Simple and well-designed small-scale (maximum 6", minimum 4" in the vertical dimension) numerals may be affixed to each home or related site elements for identification purposes. House numbers must be of a contrasting color. Family, home names or other additional identification may be approved if submitted in advance to the Shock Hill Design Review Board for review. Such additional identification must be consistent with the residence materials, finishes and color palette.

If address identification numerals attached to the home are not visible from the street, a stone or stone column near the driveway may be approved. The identification stone or stone column must blend in with the surrounding topography and landscape character. No address stone or column may exceed a height of more than five feet above natural grade. Only stone that appears native to the Shock Hill landscape will be approved for use on the address column. The column stone must appear weathered; no light-colored stones that stand out from the landscape will be permitted. The font for the address column must be Castellar Open face. Letters and numerals may be no larger than four inches in width and six inches in height. All address markers and their locations must be approved by the Shock Hill Design Review Board on site and prior to their construction.

C1. Site Furnishings

Any site-furnishings (including umbrellas, awning-type structures, or related accessories of any kind) which become visible from adjoining rights-of way, common areas, or adjacent trails must be submitted for review prior to their installation. All site furnishings must be contained within the Building Envelope.

All site furnishings submitted for approval must be consistent with the residence's materials, finishes and color palette. They must be designed for outdoor use and weather appropriately. Items that are highly reflective or very light or contrasting in color will not be approved for installation. Upholstered sofas and white plastic chairs are examples of furniture that would not be approved for exterior use on Shock Hill.

D1. Basketball Hoops

Basketball hoops will be allowed on a case-by-case basis where the hoop, backboard and all related hardware are finished to match the structure and are mounted directly to the home or an accessory structure such as a detached garage. In addition to the color-matched backboards, clear backboards are also acceptable.

E1. Play equipment

Play structures, trampolines, swing sets, slides or other such devices may be allowed when an application is made in advance with the Shock Hill DRB.

Approval of play equipment may be granted when the equipment is to be placed within rear yard areas and is constructed and finished with materials that are complimentary to the structure. Such play equipment is limited in height to 8 feet or less and for which the colors of the equipment are consistent with the intent of these guidelines. The color and construction of play equipment should be limited to natural colors including greens and browns. Primary colors of red, blue and yellow must be avoided.

Generally, timber and dark-colored, powder coated steel structural components are allowed. Plastic, especially brightly colored plastic, will not be permitted.

F1. Sport and Tennis Courts

These uses tend to impact neighbors and neighborhood with excessive site disturbance. Due to the significant site alteration, grading and fencing required for such land uses, sport and tennis courts will usually not be approved for building sites on Shock Hill.

G1. Outside Speakers

Sound cannot be amplified in any way on the exterior of any residence if, in the judgment of the Shock Hill Design Review Board, the sound can be heard by neighboring residents, or anyone on the trails system, common areas, or rights-of-way.

H1. Yard Ornaments and Ornamentation

Components such as posts or fences delineating building site boundaries, representations of animals, exterior artwork or sculpture or any other miscellaneous items are subject to review by the DRB. Owners wishing to install yard ornaments or decorative ornaments attached to the building structure or contained within the building envelope must receive DRB approval prior to installation.

“Ornamentation” is a design element or other improvement that his an embellishment not essential to the function of use of the dwelling or lot. Ornamentation may be affixed to a dwelling or lot and includes, but is not limited to, statuary, lawn decorations, and play equipment.

Ornamentation within the Building Envelope, whether a part of the dwelling or lot must be shown on all plans submitted to the DRB for approval prior to installation. If ornamentation is to be added to a completed structure or landscaping, the addition shall be reviewed by the DRB.

All yard ornamentation will be limited to the Building Envelope.

I1. Swimming Pools and Spas

Swimming pools and spas may be appropriate for the lodge or townhome sites. Single family residences require the approval of the DRB for the installation of swimming pools and spas. Exterior spas and swimming pools, if provided, must be designed as a visual extension of the residence through use of walls or courtyards.

Small outdoor swimming pools may be approved along the perimeter of building sites if screened from adjacent properties by a site wall or other permanent structure of an approved design. Chain link and traditional split-rail fences may not be utilized for screening material. In addition to meeting all Town of Breckenridge Building and Development Code Requirements, pools must be positioned with consideration for noise and views with respect to surrounding properties, including all neighbors, the ski trails and open space. Furthermore, all pool equipment areas must be screened from view from all surrounding properties.

Ponds and reflecting pools less than 18" deep may be approved on selected building sites provided that their design and location relates to the home and remains inconspicuous from all other vantage points.

J1. Refuse Can Enclosures

The disposal company will be responsible for retrieving refuse containers, disposing of their contents, and replacing the cans in the designated area. This area must accommodate a minimum of two 32-gallon plastic cans on wheels, and it must be contained within the structure of the home or garage. The trash area must be accessible, via pavement, from the street.

The trash enclosure doors must be designed to resist the attempts of bear, and other animals, to infiltrate the trash area. Special attention to door thickness and the construction of hinges, latches, and knobs will be required to prevent sabotage by scavenging animals.

In addition to building a sturdy enclosure, the issue of smell (which attracts scavengers) must be addressed. Weather stripping and an interior finish, such as drywall with paint, are required.

Separate structures for refuse enclosures are prohibited.

K1. Outdoor Storage

Outdoor areas may not be used to store snowblowers, yard maintenance equipment, sports equipment, refuse containers, etc. Firewood may be stored in an unscreened area provided it is neatly stacked in an inconspicuous location. Tarps may be used to cover firewood if black, dark brown or dark green in color.

L1. Seasonal Decoration

In keeping with the desire to maintain a low ambient light level so as to be sensitive to the darkness of the mountain backdrop, the use of exterior lighting as decoration is limited to the period between Thanksgiving

through February 1 or as permitted by the Town of Breckenridge. The Shock Hill Design Review Board may distribute more detailed guidelines for seasonal decoration based on whatever need for constraints may emerge within the Shock Hill community. In general, seasonal lighting will be limited to placing lights on a few trees per house, and will preclude the use of any kind of flood lighting, lights with pulsating intensity or plastic ornaments.

M1. Walls and Fences

Site walls or fences may be approved when they are proposed as a visual extension of the residence, attached at one end, limited in length and height, using similar materials and finishes to the primary structure. In no case will site walls or fences be permitted to arbitrarily delineate the building envelope or property line or to be ornamental in nature. Such walls or fences may define pet runs, courtyards or terraces in close proximity to the residence for the purpose of privacy. Chain-link fencing is prohibited. Wooden fences may be allowed for the uses described above if the fence is low, a direct an extension of the architecture, and detailed appropriately.

N1. Pets and Dog Runs

Pets must be restrained such that they cannot leave the parcel unattended. All pets must be on a leash when taken for the parcel.

Dog runs, when approved in advance by the Shock Hill Design Review Board, may be provided on Shock Hill building sites. Dog runs must be integrated, to the fullest extent possible, with the home and may not be freestanding. Fencing for dog runs must be unobtrusive. Locator flags for buried electrical pet enclosure devices must be removed within 12 months after installation.

O1. Snow Stakes

Snow stakes may be placed along the driveways and temporary access routes between October 15 and May 1 of each year. To provide consistency between building sites, black or dark green steel stakes are allowed. If reflective tape used, it must be white.

P1. General Considerations

It is not the intent of this publication to address constraints which are a matter of personal responsibility. The Shock Hill Design Review Board reserves the right however, to not allow or to mandate remedial action whenever the overall neighborhood standards of Shock Hill may be compromised. The desire is that these standards will be viewed in light of the intended relationships of the overall community design. The desire for individuality of ornament and landscapes should be tempered by recognizing the need for visual harmony and quiet repose.

III. Landscape

General Overview

The native landscape is central to the integrity of Shock Hill. Every effort must be made to protect the unparalleled beauty found in this unique mountain setting. Great care shall be taken in the planning and construction of each home. The goal of each project shall be to appear as if the land had never been disturbed.

Success will be measured by the ability to maintain, over time, as much of the existing landscape as possible. To accomplish this, preservation techniques must be combined with a thoughtful approach to revegetation and the recreated landscape. A palette of material native to the specific building site must be utilized in all but all few areas, which adjoin the home. Leakage of non-native species into the natural landscape, which forms the fabric and continuity between homes, must be avoided.

Every effort must be made to minimize the negative effects of construction on the environment. Disturbed areas are not only unsightly but also are susceptible to erosion. In this climate the scars on the land reclaim themselves slowly. Damaged or disrupted habitats (shrubs, trees, rocks, ground covers, etc.) should be restored to their original condition with approved materials. To destroy and not repair the very elements that attracted us to Shock Hill violates the interests of all property owners. Anyone working at Shock Hill--Owners, Architect, Contractor, or Subcontractor, is charged with a special responsibility to care for and keep this fragile environment in its natural state.

Landscape design, like building design, should complement the interplay of light and shadow through appropriate form, texture, density and color as described in the architectural design standards listed previously in this document. Landscape construction plans should show how the design has considered existing vegetation and site features, and what steps will be taken during construction to protect them.

Incorporating natural landscape features into the site design can produce interesting and unique designs. Integrating these features on a site-specific basis can result in harmony between the built and natural environments. The following are examples of incorporating natural features into the site design:

- Step a building around mature trees and large boulders rather than removing them;

- Locate structures and adjacent hardscape away from areas of significant vegetation, wetlands, and stream zones.

- Build a terrace around rock outcroppings and incorporate them in the space.

- Bend a driveway around trees and large boulders rather than remove these elements or other features in order to create a straight driveway.

The preliminary submittal for a building proposal must include a Schematic Landscape Plan, which identifies the larger existing specimens, which are to remain or to be transplanted. The final submittal must include a detailed, executable Landscape Plan and instructions for repairing and revegetating disturbed areas. Revegetation in areas outside of the building envelope and all transplantation shall be completed during the first year of construction, so that the plantings will be established by the completion of the project.

Landscaping will help to subdue the visual impact of new construction and, in time, provide a measure of privacy for the homeowner. Native plants should be used whenever possible; they have the best chance of surviving and are the least disruptive to the local ecology. Plant species should be selected to match conditions specific to each site. For example, spruce should be placed in shady, wetter areas, and pines should be planted in sunny, drier locations.

It is the intent of the Shock Hill Design Review Board and the intent of these Design Guidelines to insure the highest standard of preservation and landscape design excellence on Shock Hill. All building site development must respect, rather than dominate, the native environment of Shock Hill.

A. Guidelines

- Reinforce the Region's Native Character: In addition to adding aesthetic charm and interest to Shock Hill, the primary goal for landscape improvements should be to preserve the existing landscape character of the building site and vicinity. The existing landscape found on Shock Hill is not overly complex; landscape designs should be simplistic and avoid looking overdone.

-Establish a Design Concept: Landscape plans should exhibit a design concept that provides more than a haphazard arrangement of plants. Plant materials should be utilized in a sensitive, yet simplistic, ordering which defines the site's spatial organization and function, relates to the buildings and structures, and incorporates the various site elements.

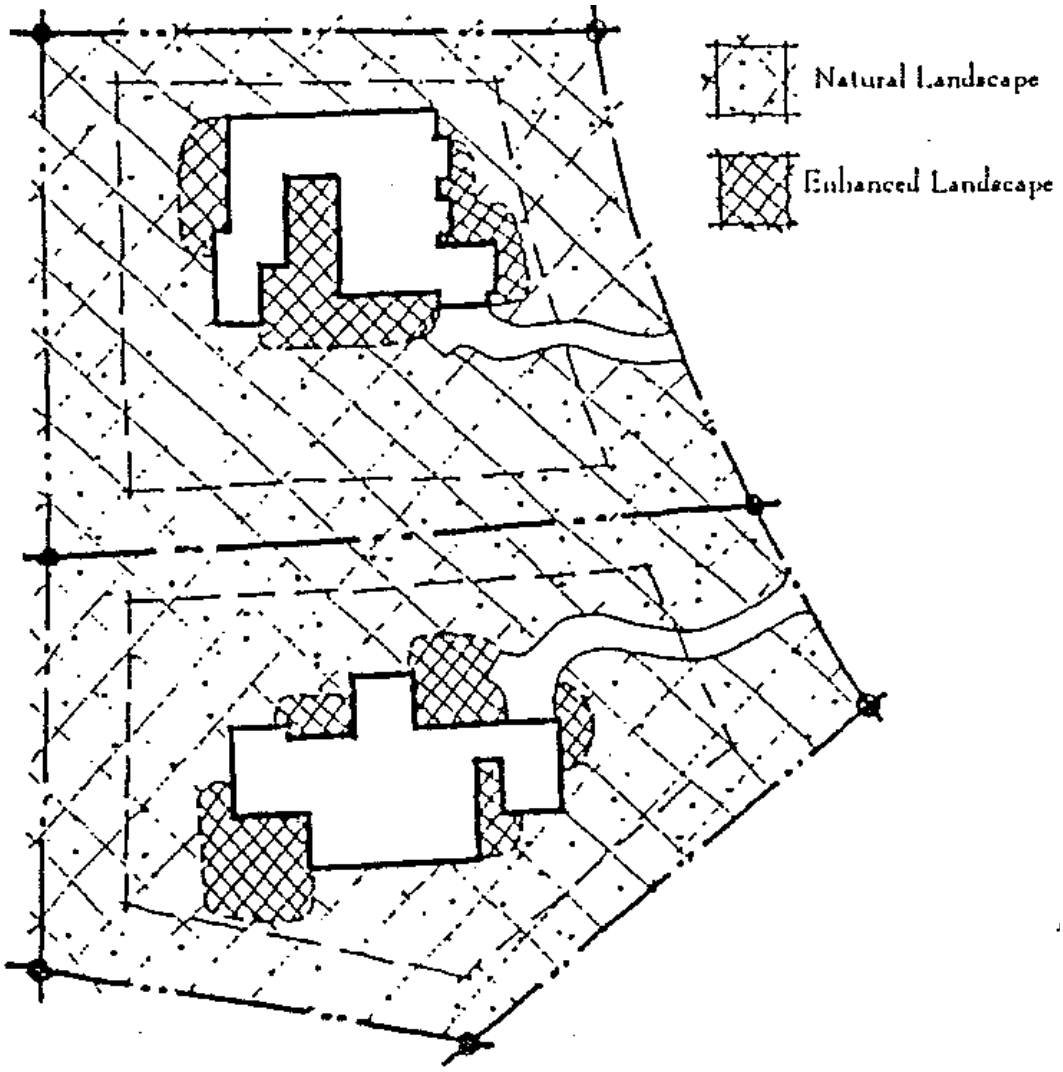
B. Character

Landscape character refers to the visual quality of the finished landscape composition. The desired image or character of the planned landscape fits into one of two classifications: Natural or Enhanced.

While the palette of plants utilized determines the extent of the landscape character, other factors also influence character. The factors include the arrangement of plants in formal versus informal patterns, plant density, hardscape material selections, maintenance levels and treatment of the ground surface.

C. Landscape Zones

Within a building site, two landscape zones may be observed, and shall be indicated on the Landscape Plan. Each zone is intended to fulfill a particular function. Certain plant species are only acceptable for use in particular zones. The Landscape palette (see Appendix B) is keyed to indicate the zone(s) where each plant may be utilized. The two landscape zones are Native Landscapes and Enhanced landscapes.



Landscape Zones

1) Native Landscapes (required)

Native Landscapes will generally simulate landscape conditions that occur in adjacent undisturbed landscape areas. The primary emphasis for this area will be to salvage plants prior to the commencement of construction and replant them at the completion of disturbance to the site. Planting arrangements shall replicate the native patterns of this region's upland forests and meadows. Plant densities will be similar to the adjacent native area. Salvaged plants and plant species indigenous to the immediate area are appropriate for these landscapes.

Native Landscapes are suitable for use within all residential areas and especially in areas where revegetation is necessary due to the disturbance of the existing plant materials during construction. The Native zone is part of the fabric that provides continuity between building sites and is encouraged to be used for all landscaped portions of each building site. These areas increase the feasibility of preserving significant tracts of pristine vegetation through the use of building setbacks. The design of natural-appearing landscapes will minimize long-term maintenance.

Temporary irrigation of the revegetated areas is required in order to take the plant materials through the establishment period. Permanent irrigation in this zone is not permitted.

The Native Landscape zone includes a limited palette of plant types, restricted not only by the list in Appendix B, but also by the existing plant species on the building site prior to construction. These species are also suitable for use within the Enhanced Landscape zone. If a desired species appears on the homesite, but not in Appendix B, it must be photographed, documented, and submitted for approval by the Shock Hill Design Review Board as part of the Final Design Submittal.

All landscaping in front, rear and side yard setbacks must be consistent with the Native Landscape goals.

2) Enhanced Landscapes (optional)

Enhanced Landscapes are those areas closest to the structure(s) and are more appropriate for use in the high intensity use areas near entries, porches, terraces, and decks. Landscaping in the Enhanced zone must be clearly contained and have a direct relationship with the built environment. Enhanced Landscapes are not intended to replace the Natural Landscape, but rather they should be viewed as an opportunity to judiciously add a hint of human presence to the outdoors.

This landscaping zone includes materials that are indigenous to the Shock Hill Area, but provide a more finished appearance. These areas will usually require more maintenance and irrigation than adjacent native areas. Although an expanded choice of species is allowed in the Enhanced Landscape zone, designs should remain simple and conservative. Plants, which stand out from the native Natural Landscape must be used sparingly and be thoughtfully placed as accents. Moreover, the Enhanced Landscape must, as the architecture of the home, remain subservient to the dominant high altitude landscape. It may be useful to reference section IV - Architecture because Landscape designs will be evaluated as part of the building design. Height, massing, asymmetry, seasonal color, subtlety, and topography are some of the issues that will be considered. Turf areas are only allowed in the Enhanced Landscape zone. No species from the Enhanced list may be placed outside of the building envelope.

The purpose of the Enhanced zone is to allow for the owner who wishes to provide personalized landscaping to do so as long as it is near the structure(s) and not isolated away from them. The intent is that this landscaping be clearly contained near the house and that it be used as an extension of the living area. It can also be used as an opportunity to bring some of the outdoors into the home. The Enhanced Landscape is by no means a requirement, and Owners who wish to omit this zone are encouraged to do so.

The transition to more natural landscaping should occur at the containing element for the structure. The purpose of containing elements is two-fold: 1) to minimize the view of the Enhanced Landscape, and 2) to keep it from leaking into the native landscape. Such elements include garden walls, the edge of patio or driveway paving, and the planting of a taller species native to the site a visual buffer. When building sites are viewed from rights-of-way, common areas and the trail system, the Native zone should remain the predominant image.

The plant species on the approved Landscape Palette will serve as a basis for all landscape development within that particular area. The designer shall submit a plant list as a part of the Final Submission, listing the plant species chosen from the approved Landscape Palette. The Shock Hill Design Review Board may need to review the Landscape Palette from time to time to include new species of plants made available on the commercial market.

D. Landscape Palette

The introduction of species not normally occurring in an area alters the aesthetic and historic quality of that area, and may change ecological relationships among species. Plants other than those listed in Appendix B will not be allowed without the specific approval of the Shock Hill Design Review Board.

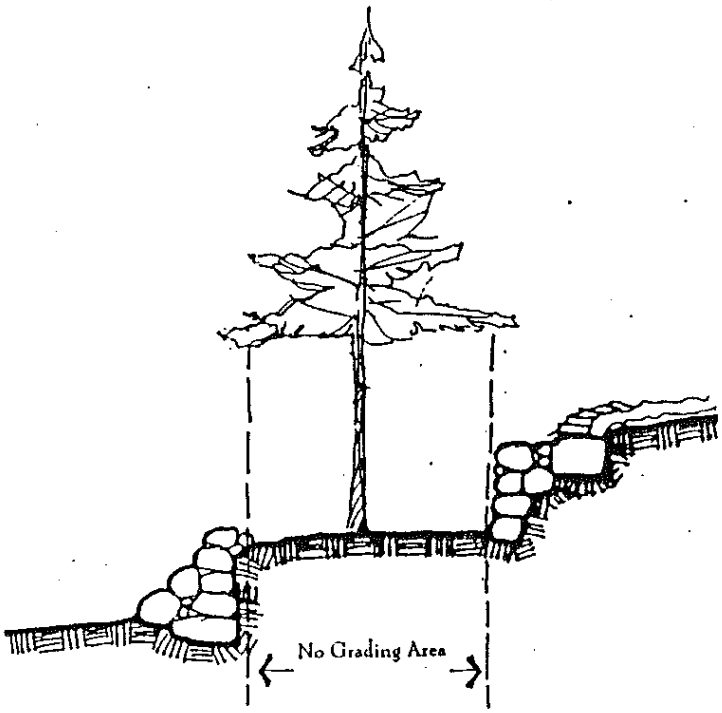
The continued existence of native species, and especially of those species endemic to special areas, may be threatened by the introduction of non-native species, which sometimes prove highly invasive. See Appendix B for the Landscape Palette.

E. Site Grading and Revegetation

Site grading is the reshaping of the ground forms for the purpose of accommodating structures and for maintaining drainage patterns. Site grading is often overlooked or overdone. When complete, the site should reflect pleasing, natural forms that take shape gradually, lending the landscape a more naturalized appearance. Abrupt mounds or sharp forms do not appear natural.

A conceptual grading and drainage plan must be prepared for all building sites to ensure every consideration is given to producing a site plan that is well integrated into the adjacent landscape as a single composition. The completed composition of landforms should appear natural within their setting. Creating large, level building pads is not allowed on Shock Hill. Terracing of lots must not be apparent in the finished landscape. All grading must take place within the setbacks and/or Building Envelopes creating a natural-appearing transition between building sites and other adjoining parcels. Where retaining walls are required, they should follow the height requirements and special considerations addressed elsewhere in the Design Guidelines.

Caution must be observed when altering the existing grades around trees. If grading is proposed around an existing tree, the level of the ground inside the tree's drip line shall not be disturbed. Two common disturbances which will likely kill trees is compaction of the roots from heavy equipment driving over them and the cutting or filling of a grade within the tree's drip line. When roots must be removed, they should be cut cleanly and not left ragged. See the illustration below:



Altering Existing Grades around Trees

All site grading shall be kept to the absolute minimum necessary to accommodate the construction of the structure. Additional grading of building sites is not permitted other than that which is necessary for the

construction of buildings and other site elements. All slopes shall not create abrupt transitions between the undisturbed native ground and the graded area. Contoured areas shall incorporate a variety of slope gradients to provide a natural appearance to the landscape.

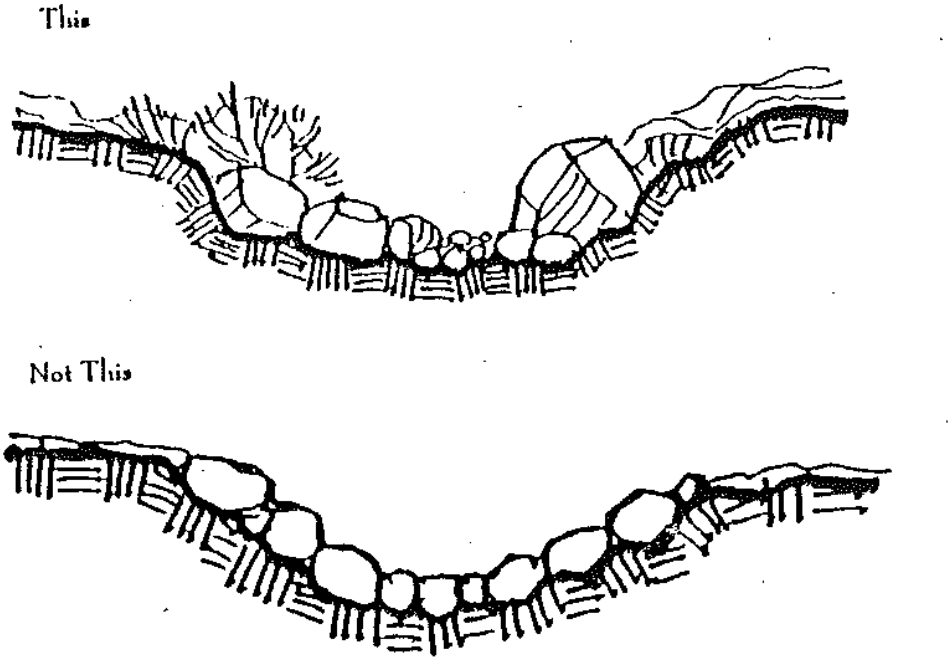
All graded slopes shall be revegetated or utilize onsite pine needles/plant material to control weeds and erosion. Seed mixes for revegetation must be approved by the DRB as part of the Landscape plan. Revegetation shall occur no later than October 15th of each year to allow an adequate establishment period and must include regular irrigation to ensure adequate growth.

Ultimately, all site grading shall provide for transitions into grades on all side of the building sites to create flowing continuous streetscapes.

F. Site Drainage

On-site drainage shall be designed to reintroduce as much water back into the groundwater system as possible and to keep the adjacent lands in their natural state. While natural drainage corridors may be utilized as conduits for excess water that cannot be accommodated on site, alteration of these corridors must be avoided. On-site drainage, including roof drainage, shall be directed away from all structures via infiltration trenches and dry wells. Water and snowmelt generated on any building site shall generally be retained on site. Drainage may not be altered to create any condition that could lead to on or off site erosion.

Rock lined swales should be designed to appear as a mountain stream with large boulders randomly placed at edges going to more gravel type rock in center. This will also slow the flow of water when necessary. In addition, it should not travel in a straight line. A meandering course will slow the flow and allow better infiltration and less erosion. All drainage channels installed by the building site Owner shall be maintained by the Owner.



Rock Lined Swales

G. Neighborhood Landscaping

Informal landscape arrangements are most appropriate within Shock Hill as they fit within the context of the native environment. Landscape design should be sensitive to the native environment as evidenced in the open spaces, streetscapes, common properties, and the trail system. The designed landscape should be especially sensitive to existing, undisturbed landscapes or approved landscaping on adjacent properties and to the landscape character of the immediate area. The Landscape Plan must provide for a smooth transition of both finish grade and landscape materials with adjacent properties.

Landscape plans must complement the architectural character of the house, while being sensitive to the immediate adjacent landscape and providing continuity along the street and adjacent building sites (and common area or golf course area if they occur) in the immediate neighborhood. Plans should incorporate existing landscape materials or those already approved on adjacent property.

H. Plant Materials

The native plants found in the undisturbed areas of Shock Hill form the basis of the landscape palette from which Owners and their designers may choose their plant materials. The use of native plants is appropriate because of their ability to withstand the climatic conditions of Breckenridge and the continuity they provide between the planned areas and the natural background of Summit County.

Selected plants for the approved Landscape Palette shall be utilized in all residential landscaping. Transplantation of existing plants from the future building site to areas that require revegetation is encouraged.

Plant lists that conform to the approved Landscape Palette must be submitted for review as a part of the Final Design Submittal process. The Shock Hill Design Review Board reserves the right to refuse any plant material that, in their discretion, will not be compatible with the Shock Hill community or is not beneficial to the environment.

I. Turf

Limited areas of turf are permitted within building sites if the applicant can demonstrate that the Landscape Plan requires the turf area as a functional recreation space or that it does not create the potential for a discontinuous landscape when viewed from the trail system, rights-of-way, or common areas. Turf areas must physically adjoin outdoor living spaces to enhance accessibility and to avoid the creating of small isolated areas of lawn not connected to the overall landscape concept.

Turf planting may not be used to define parcel boundaries and is usually discouraged in front yards. When approved, turf within front yards shall not dominate the visual image of the area and is limited to a maximum distance from the house of 15 feet. Where turf is not visible from roads, the trail system, or other common areas, turf may extend up to 30 feet from the house. Turf is limited to areas within the setbacks or Building Envelopes and cannot extend into common areas or public rights-of-way. Large areas of turf will not be approved.

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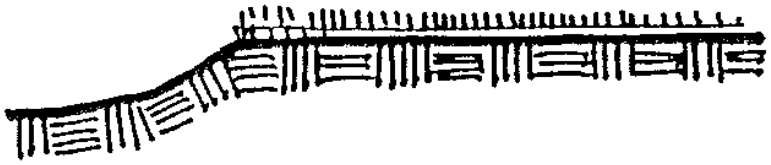
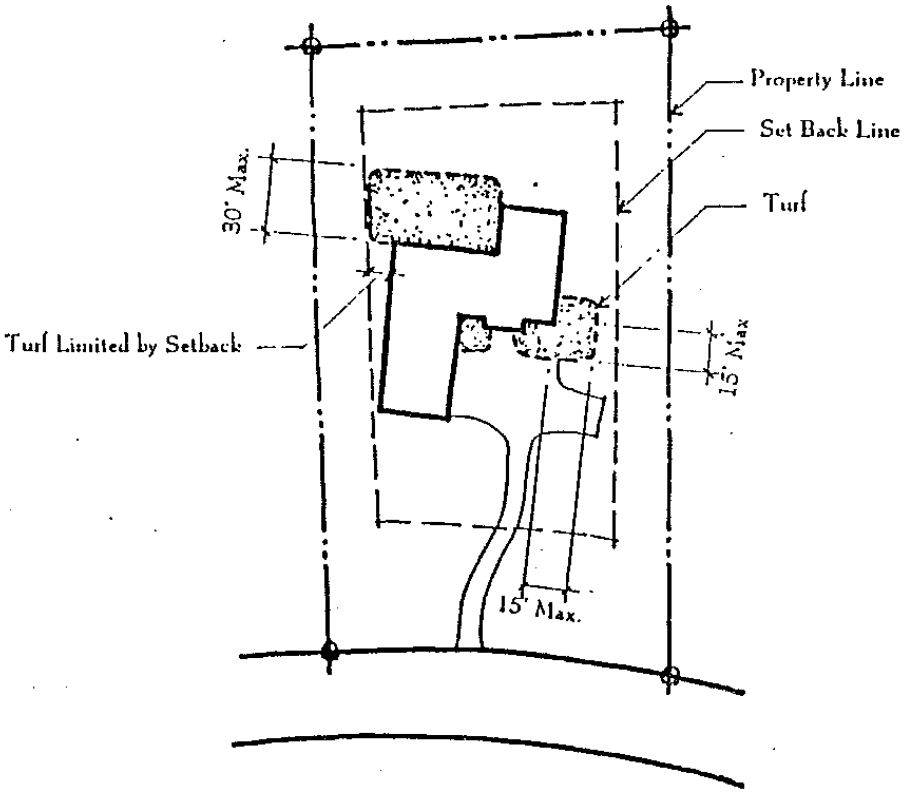
Not This



Natural Borders for Sod Edges

If is not recommended that turf be planted directly next to the exterior walls of a home; a landscape element of some more vertical proportion should ease the transition. Turf may directly border a patio or terrace.

Along the sides further away from the home, turf must be bordered by a low landscape element that is connected to the structure of the home or one that appears natural. Sod edges should not be visible. The turf must be visually contained to prevent the potential for leakage over time of non-native grasses into the Native Landscape.



Turf Limits

J. Planting Composition

The landscape design must create a landscape that will remain healthy in this climate over time. Care must be taken to select planting methods that best assure the growth and fulfillment of the concept portrayed by the approved landscape plans. A local nursery may provide advice on the various species and shelter requirements of these species. Local nurseries can also provide additional assistance to which species are best propagated by the use of seed, seedlings, potted specimen, or transplantation. If potted specimens are to be used, special attention should be given to the size of the specimen. The largest specimen that has a decent survival rate should be used. The climatic and soil conditions on Shock Hill may limit the size of potted and transplanted specimens.

If after one year of the installation, the Shock Hill Design Review Board determines that the progress of the planted landscape is not on track with what was indicated on the approved plans, it may require an immediate replanting effort by the Owner. The Owner will have thirty days from the date of DRB notice to correct the stated violations or be subject to monetary fines. It is critical that the Shock Hill community maintains the scenic imagery of the native landscape. Areas that remain disturbed, without adequate planting for significant lengths of time, detract from the overall scenic quality of the community and from the ecological integrity of the environment.

Plant composition should include plant sizes and quantities that would naturally occur on the specific building site were it not disturbed. The goal is to save or recreate a landscape that appears native and flows seamlessly from one building site to the next.

In addition to consideration for community-wide design, it is important to compose a landscape that compliments and supports the design of the structure. Selection and location of plants should not block

views from windows, nor should it result in overcrowding or the need for excessive pruning to maintain appropriate plant sizes.

K. Landscape Details

A. Hardscape

The configuration of hardscape areas should be dictated by circulation patterns, the overall landscape design concept, and in some cases the shape or configuration of the chosen paving material. Hardscape must not encroach into setbacks. Natural building materials like stone, clay brick or colored concrete pavers are a logical selection for exterior ground surfaces. The Owner and the Shock Hill Design Review Board should consider the weathering capability of all exterior ground surfaces and proposed materials. Direct solar exposure at this elevation can be extremely destructive, with ultraviolet rays not only fading colors, but also causing rapid deterioration of certain materials and construction systems. Some snow removal activities can scrape, crack or even remove pavers. If snow is to be removed from hardscape areas, it may need to be blown as opposed to being plowed or shoveled to protect against damage.

B. Softscape

Softscape treatments include permeable surfaces such as ground covers, decomposed granite, or native rock. Softscape elements are typically porous, allowing water to filter into the soil. Circulation patterns, amount of use and desired level of formality should be considered when selecting a surface treatment. For example, brick or stone laid on sand are appropriate materials for patios and outdoor seating areas. Softscape may not encroach into the areas outside the building envelope.

C. Irrigation

Revegetated areas must be temporarily irrigated. Native plants need regular water during the first two seasons following their installation for establishment. Upon establishment of the plant materials, the irrigation system may be gradually reduced until the system can be disconnected and abandoned if desired. The use of native plantings and transplants from the site will require less watering and maintenance once they have been established than the non-natives. . A qualified landscape professional will best be able to recommend a watering schedule for both the establishment period and the maintenance of plantings.

The use of underground drip irrigation systems rather than traditional spray type systems will be required in most landscape situations. Spray irrigation should be limited to turf areas.

D. Landscape Plan Documentation

The Owner will be responsible for providing as a part of the Preliminary Design documentation, a schematic Landscape Plan that illustrates the location of the proposed landscape zones, existing vegetation to be preserved, vegetation to be salvaged, paving, walls and other site features. The plan must also indicate the property boundaries and the proposed grading limits and drainage concepts.

The Final Design Submittal must include a complete Landscape Plan with irrigation, lighting, and type, quantity, and size of specimens. If there are plants existing on the site which are not listed in the Landscape Palette, photographs of the plants must be labeled and submitted before they may be made part of the approved Landscape Plan. Cut sheets or catalog sheets must be provided for any proposed light fixtures, along with the intended lamp sizes. Elevations, sections, or details of any unique features must be included.

E. Leave Pine Needles

It is recommended that in most cases fallen pine needles (“Pine Duff”) and other native forest floor material be left on the ground rather than removed. The needles are a benefit to the native landscape by serving many important functions including: erosion control, dust control, decomposition into fertilizer, retention of

soil moisture (this is especially important in the establishment of new vegetation), and protection for plants, especially perennials. Care must be taken immediately around structures (up to 30 feet) in terms of not allowing large quantities of duff to build up, thereby minimizing fire hazards and creating a defensible space.

F. Landscape Lighting

Landscape lighting is only allowed when approved in advance by the Shock Hill Design Review Board and when the submittal indicates the lighting scheme is limited in area and in intensity. The purpose of outdoor lighting is to provide for safety only, and not for decoration. Lighting may not pollute the night sky (no uplighting of any kind is permitted) or trespass onto neighboring properties or rights-of-way. No fixtures are allowed in setbacks except for limited areas around the address identification marker.

G. Existing Trees

No trees over 8 inches in diameter at 4 feet above natural grade may be removed without specific approval from the Shock Hill Design Review Board. In general trees outside of the footprint of the building shall not be approved for removal. Limbing of live branches is allowed up to ten feet above ground level without approval. Trees 12 inches in diameter and greater may be limbed up to 12 feet off the ground. Limbing above these levels requires specific approval prior to performing the work. Limbing of dead branches is required for the prevention of wildfires and does not require prior approval. Approvals from the Town, fire department, contractors, or any other persons are not sufficient. The Board may levy fines for any trees removed without the required approval.

The Board reserves the right to direct immediate removal of trees, stumps, logs, shrubs, and other materials that it deems to be unsightly, dangerous, or otherwise undesirable, in its sole judgment and notwithstanding the above provisions. The Board also reserves the right to require property owners to plant and maintain new trees in situations where the loss of previously existing trees in key locations has been very significant and detrimental to the neighborhood, in the sole judgment of the Board.

IV. Project Specific Design

The following Design Guidelines apply to the individual projects located within the Shock Hill Community. All preceding Design Guidelines will be utilized to evaluate the proposed building projects on Shock Hill, however the following Design Guidelines will provide the design team with more pertinent information concerning the development of multi-family or commercial projects on Shock Hill.

A. Lodge – Tract E

Architectural Presence - The lodge will be the focal point of activity for the Shock Hill Community. The lodge should have a dominant architectural presence on its site and help to provide a sense of order within the overall Shock Hill Community. While the materials used in the construction of the lodge should express strength and durability, the architectural elements should also fit comfortably with its native surroundings. The lodge design should provide the image of, and reference the traditions of the "Rocky Mountain Grand Lodge"

The lodge site and the lodge architecture shall embrace and reflect the architecture of the gondola mid-station. The lodge site shall be designed to provide a strong pedestrian connection to the gondola station and thus encourage visitors to utilize the gondola as their primary transportation system during their stay. The architectural designs of the lodge and gondola mid-station shall be consistent and should appear as one project.

In an effort to limit the site disturbance required to develop a substantial lodge, three stories will be permitted for up to 50% of the structure if the building mass is appropriate to the site and the pedestrian experience. The remaining structure will be no taller than two stories above grade. A building story shall be consistent with the Town of Breckenridge Development Code.

Building Placement - The Lodge is in the most prominent location on Shock Hill. The building should be designed to be reflective of its prominent location through the use of proper site design and high quality materials. The lodge should create a strong entry statement and sense of arrival with the main entry easily identifiable and facing the street.

The building should embrace the native landforms and be used to partially contain outdoor areas. Exterior courtyard(s) should be reminiscent of the grand public spaces associated with major hotels and designed to open off the main lobby toward the ski area. The entry and exterior spaces may and should be used for dining or other public and semi-public activities. In addition, a pedestrian link must be provided for between the Shock Hill Drive R.O.W. and the public trail and overlook area located on Tract E.

B. Duplexes - Tracts A, B and C

Architectural Presence - Duplexes should have the overall appearance, massing and size of a single-family residence rather than two identical units pasted together. Design care should be taken to minimize the outward appearance of two dwelling units and should never have the appearance of being mirror images of each other. Both sides within a duplex unit should have a cohesive exterior design, materials, and surface treatments. The size of the units shall be limited to 5,000 square feet per side or as allowed by the Town of Breckenridge, which includes garage square footage. However, units that appear much smaller than this maximum are strongly encouraged. The height of duplexes is limited to two stories or thirty feet above grade, whichever is more restrictive.

Landscaping must be coordinated so the appearance of a single-family residence prevails. Fencing along common boundary lines between units will not be permitted. Privacy walls or fences will be allowed where they appear to be part of the overall architecture and site design.

Building Placement - Duplexes should be treated as single family residences including: a substantial separation from the road and trail system, garages located in secondary architectural facades, and careful planning of driveways. It is preferred to locate garages away from each other and on opposite sides of the building when possible. Driveways may be connected or shared by adjacent buildings.

V. Construction

General overview

In order to ensure that the natural landscape of each lot is preserved and the nuisances inherent to any construction process are kept to a minimum, the following regulations shall be enforced during the construction period of all building improvements at Shock Hill. They are designed to protect the current residents, their trails and recreational experience, and the overall integrity of the natural landscape.

A. Enforcement and Liability

The construction regulations at Shock Hill are more stringent than those typical of developments in this region. The intent of these rules is to limit as much negative and destructive activity as possible while allowing for the reasonable construction and completion of building improvements. Compliance with all of the regulations requires a sincere effort to familiarize oneself with the rules and contained diligence to abide by them.

Regulations will be strictly enforced. The owner is liable for violations of these regulations by all parties involved in the construction of improvements and fines will be deducted from the Construction Compliance Deposit (See Appendix D). Should the Construction Compliance Deposit balance fall below half of the original Construction Compliance Deposit amount deposited with the DRB Representative, the Owner will be required to deposit additional monies to equal the $10,000 minimum balance or possibly a greater amount if the DRB determines the parties are repeatedly violating these Guidelines The General Contractor is responsible for making sure that all parties, including sub-contractors and crew members, abide by the rules set forth.

The Design Review Administrator will regularly conduct inspections of the construction site to ensure that the construction crews abide by these regulations. Failure to comply with the regulations may result in fines, corrective action on the site by the Board, or a loss of entrance privileges onto the Shock Hill Property.

B. Construction Access

The approved driveway will be the only construction access to any building site. The access shall be defined by securely installed orange vegetation protection fencing centered on the future driveway at a maximum of 16 feet through the front setback. Construction activity may not occur anywhere in the front setback except at the 16-foot wide access, regardless of whether these areas have been previously disturbed.

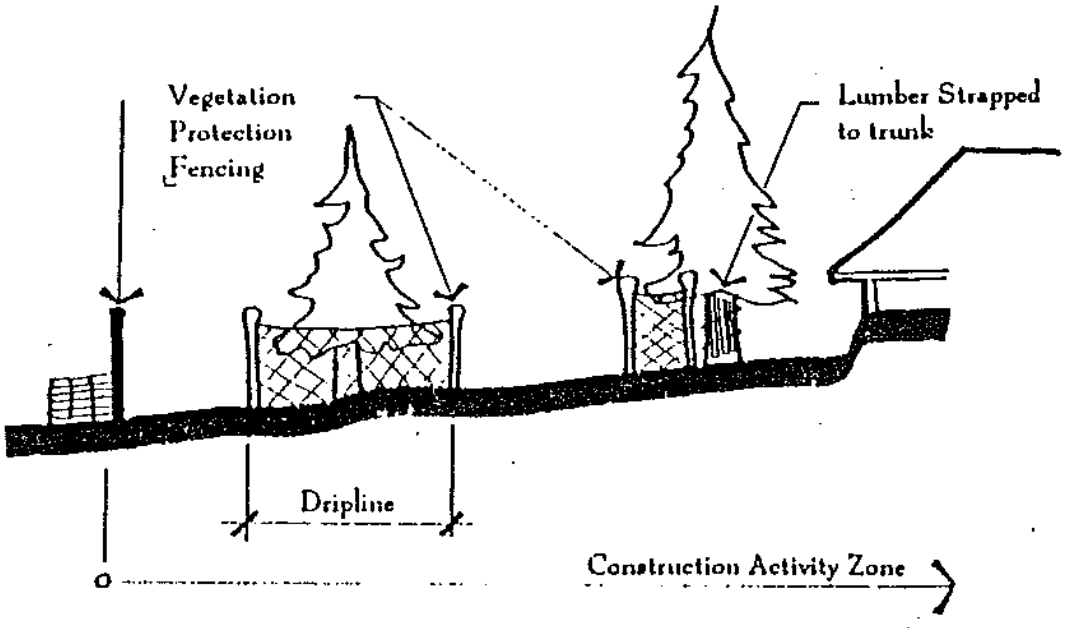
The access route shall be stabilized within one week of the start of construction with a minimum two-inch deep pad of aggregate underlain with filter cloth. This helps control dust and erosion. Ideally, a primary paving layer should be added.

C. Preservation of Property

Due to the delicate nature of the soils and the vegetation that it sustains, the use of, or transit over, any other building site or common area, as defined in the Declaration of Land Use Restrictions for the Shock Hill Subdivision and these Guidelines, is prohibited. Similarly, in the interest of preserving as much of the native landscape as possible, the use of, or transit over, the native area or setbacks outside the building envelope on any building site is prohibited. Construction personnel shall refrain from parking, eating, depositing of rubbish or scrap materials (including concrete washout) on any building site, tract, right-of-way, or anywhere outside of the agreed upon construction zone.

Moreover, all construction activity shall remain within the bounds of the building envelope, as depicted in the approved site plan. Four-foot orange vegetation protection fencing must delineate the boundaries of the construction zone at all times. This boundary must be present and complete as a condition to begin construction and must remain intact and complete until final construction inspection is complete. Failure to maintain vegetation protection fencing may result in fines (see Appendix C) and corrective action.

Trees and other significant natural features slated for preservation within the building envelope must be protected at all times by four foot high orange vegetation protection fencing placed along the drip line of each tree. Protection of trees close to the building will require fencing on as many sides of the drip line as possible and dimensional lumber strapped (not nailed) to the trunk.



Protection of Trees during Construction

D. Conservation of Native Landscape

Prior to the commencement of construction, all plants and trees to be salvaged shall be transplanted to a holding area for safe keeping during construction. Trees or plants within the building envelope which are to be preserved must be marked and protected by flagging and fencing or other barriers at all times. Removal of this protection may result in fines. The Shock Hill Design Review Board shall have the right to flag major terrain features of plants which are to be fenced for protection. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site.

No Contractor or building site Owner shall place any fill materials, lawn clippings, oil, chemicals, of trash or any kind within the open space areas or setbacks; nor shall any grading, vegetation removal, or alteration be permitted in these areas, including domestic landscaping and fencing.

E. Temporary Best Management Practices

The intent of all design on Shock Hill begins with the preservation the existing landscape. Through the modification of construction methods, and the mitigation of damage, most of the development impacts can be significantly reduced. Most mitigation measures, some of which are called Best Management Practices,

or BMPs, are not complicated, although the proper installation and associated regular maintenance can in fact be expensive and labor intensive.

Due to the sensitive natural habitat existing on Shock Hill, Temporary and permanent BMPs will be required of all Owners.

Temporary BMPs include the following construction measures.

Temporary Soil Stabilization Practices include:
1. Pine needle mulch (preferred method)
2. Hydromulch
3. Jute netting
4. Wood excelsior blanket
5. Erosion control blankets or geotextiles
6. Chemical mulches or tackifiers
7. Filter strips

Temporary Runoff Control (Diversion) and Slopes include:
1. Diversion dikes and swales
2. Perimeter dikes and swales
3. Interceptor dikes and swales

Temporary Grade Stabilization Structures include:
1. Flexible down drain
2. Pipe slope drain
3. Section down drain
4. Chutes, flumes, spillways

Temporary/Permanent Retention Facilities include:
1. Sediment trap
2. Sediment basins

Dirt compacted by a single pass of a vehicle, or by repeated foot traffic, makes inhospitable soil for planting. Foot and vehicle traffic often kills existing shrubs and can disable root systems from being able to deliver oxygen and water, eventually killing trees. Ground covers, shrubs, and tree roots help stabilize soil, which when disturbed, can be carried off the building site. The wetlands at Shock Hill are federally protected. Even a minimal amount of sediment, such as topsoil, and water-borne pollutants, such as oil drips from a piece of machinery must be avoided. In short, there are a strict set of requirements that are designed to keep fertile soil from eroding and pollutants carried by surface water runoff into sensitive areas.

Rainwater and snowmelt should be allowed to percolate, where practical, into the ground rather than running along the surface, where it can carry pollutants. The percolation can help to clean the water. Soil exposed by construction must be stabilized, so that it cannot be eroded off the site by rain and melt water.

It is the responsibility of the Owner to effectively implement all temporary Best Management Practices.

F. Vehicles and Parking Areas

Construction crews shall not park on, or otherwise use, undeveloped portions of building sites or open space. All vehicles should be parked within the building envelope. During very busy construction periods involving multiple trades, overflow vehicles may be temporarily parked along the edge of the roadway, along one side only, to allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Vehicles may not be parked on neighboring lots, in nearby driveways, open space, or along any street frontage bordering or occupying residential properties.

Changing oil or other vehicle maintenance is not allowed. The Shock Hill Review Board strictly forbids the discharge of any petrochemical substances.

G. Material Deliveries

All building materials, equipment and machinery required to construct a residence on any parcels at Shock Hill must be delivered to and remain within the building envelope of each building site. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes, and other equipment or machinery that will remain at Shock Hill overnight. Material delivery vehicles may not drive across adjacent building sites or common areas to access a construction site.

H. Trash Receptacles and Debris Removal

Owners and Constructors shall clean up all trash and debris at the end of each day; a commercial dumpster must remain on the site at all times during active construction for the purpose of containing all waste or packaging. The receptacle must be positioned on the site alongside the access drive, clear of all setbacks, adjacent road rights-of-way and neighboring properties. If it is shown that a construction site cannot accommodate a dumpster and its emptying, alternative arrangements may be made on a case-by-case basis with the Shock Hill Design Review Board.

Trash receptacles must be emptied on a timely basis to avoid overflow of refuse. Disposal shall be at a suitable offsite facility. Owners and Contractors are prohibited from dumping, burying, or burning trash anywhere on the building site or on Shock Hill. Heavy debris, such as broken stone, wood scrap, or the like must be removed from the site and legally disposed of upon completion of the work of each trade that has generated the debris.

All concrete washout, from both trucks and mixers, must occur within the building envelopes of the building site in a location where it will ultimately be concealed by structure or covered by backfill. Washout in road rights-of-way, setbacks, adjacent properties, or anywhere outside the Building Envelope is strictly prohibited. Violations of these concrete washout regulations will result in fines being assessed against the Owner and Contractor.

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 detriment to other lots or open space. Any clean-up costs incurred by the Homeowner's Association in enforcing these requirements shall be payable by the Owner. Dirt, mud, or debris resulting from activity on each construction site shall be removed daily from public or private roads, open spaces and driveways or other portions of Shock Hill.

I. Excavation Materials and Blasting

For the safety of the community, if any blasting is to occur, written notifications must be posted on site and with neighboring properties at a minimum of forty-eight hours in advance. Appropriate approvals must be obtained from the Town of Breckenridge.

Blasting may only be performed by licensed personnel, with all requisite insurance coverage as mandated by the Town of Breckenridge specific to their blasting activity on Shock Hill. The Shock Hill Design Review Board shall have the authority to require a pre-blast survey and written documentation of anticipated seismic effects on improvements or on adjoining properties. The survey must also provide the DRB with confirmation such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures have been taken.

All excess materials resulting from blasting as well as all other excess excavation materials, must be removed and legally disposed of. Temporary storage of these materials must occur within the building envelope.

Trenching must be confined to those areas indicated on the Site Plan. Manual excavation methods and moisture blanketing will generally be necessary to preserve root systems. Backfill materials must include

loose soil of proper characteristics to promote revegetation of all disturbed areas. Backfill trenches must be kept moist until vegetation is established.

J. Dust and Noise Control

The Contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from rights-of-way daily. Contractors must cover materials or provide sufficient irrigation to control any fugitive dust.

The use of radios or of other audio equipment must not be audible beyond the property perimeter of any lot or tract on Shock Hill; especially adjacent to the trails system or open space. Repeated violations of this provision will result in the total prohibition of any on-site use of radios or audio equipment during construction.

K. Temporary Power

Utilize existing power supply sources when available, or temporary power generators only as necessary.

L. Daily Operation

Constriction activity at Shock Hill is allowed only during the hours of 7:00 a.m. to 7 p.m., Monday through Saturday. Construction activity that does not generate excessive noise can also occur earlier and later during weekdays or weekends. Excessive noise can be defined as activities such as heavy equipment operation, hammering, power sawing, concrete delivery, etc.

M. OSHA

All applicable State and National Occupational Safety and Health Act (OSHA) regulations and guidelines must be observed at all times.,

N. Sanitary Facilities

Each Owner or Contractor shall be responsible for providing adequate sanitary facilities for the construction workers at all times. Portable toilets must be located within the property boundaries. For a construction site to be considered active, a sanitary closet must be on site in location approved at the Pre-Construction Conference.

O. Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by any construction personnel on any construction site, tract, common area or right-of-way on Shock Hill is prohibited.

P. Firearms

The possession or discharge of any type of firearm by construction personnel on any construction site, tract, common area or right-of-way on Shock Hill is prohibited.

Q. Fires and Flammable Materials

Careless deposit of cigarettes and other flammable materials, as well as the build-up of other potentially flammable materials constituting a fire hazard, is prohibited. At least two 20-pound ABC-Rated Dry

Chemical Fire Extinguishers shall be present and available in a conspicuous place on the construction site at all times, in addition to any requirements of the Red White and Blue Fire Protection District.

No on-site fires are allowed, except small, confined, attended fires for the purpose of heating masonry water.

Additional restrictions may be imposed on high and very high fire danger days.

R. Site Visitations

Due to the inherent danger associated with an active construction site, visitors to any site shall be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, design review observers, sales personnel, and the Owner. Construction personnel should not invite or bring family members or friends, especially children, to the project site for any reason.

S. Pets

No pets may be brought onto the property by anyone but the Owner. If the Owner brings a pet to the site, that animal must be properly contained within the site.

T. Construction Signage

Temporary construction signs shall be limited to one sign per site not to exceed nine square feet total surface area or two separate signs that are not greater than 6 square feet, per sign. Temporary construction signs for multi-family projects shall be limited to one sign per site not to exceed 21 square feet in total surface area. This sign is intended primarily for project site identification; therefore, it must be located on the subject building site outside of any setbacks, facing the street. It may identify the architect, contractor and sub-contractors by name and address, license number and telephone number(s) and it may identify the project site by building site number or Owner's name.

The general contractor may, during the construction period of a new residence or major addition to an existing home, choose the option to either display a single construction sign that is 9 square feet total OR two 6 square feet signs stating pertinent information of contractor, architect, owner, and subcontractors once payment is received for the construction compliance deposit. Signage shall not be any larger than 9 square feet.

The sign shall be free standing, not to exceed four feet in height above natural grade. The sign's design, color, style, text, duration of display and location upon the Lot must be approved in accordance with the requirements outlined in Appendix E. The construction sign may not be erected on a site earlier than two months prior to the onset of continuing construction activity and must be removed within two weeks of the issuance of a certificate of occupancy by the Town of Breckenridge, or immediately upon the passage of 30 calendar days without significant construction activity. The Architect or Contractor or a newly completed but unoccupied market home may apply to the Shock Hill Design Review Board for continuation of their signage for advertising and sales purposes after construction has been completed, until such time that a contract has been entered into.

U. Location of Construction

In order to protect and preserve the native landscape of Shock Hill, limits must be established on the amount of land that is to be consumed by the efforts to construct a home. The Limits of Construction (LOC) is the only area of the building site where alterations of, or disturbance to, the existing landscape may occur.

All construction improvements must be contained within the LOC. The LOC shall contain all permanent improvements as well as the staging areas required to install the permanent improvements.

The Limits of Construction shall not encroach upon any required building setback or outside the building envelope, except for crossing the front setback via a single access drives no wider than 16 feet centered on the future driveway. Finished driveway paving must be between 10 and 12 feet wide through the front setback.

A construction management plan must be submitted to the DRC during the Preliminary Review phase. This plan should show the locations of temporary construction trailer and sanitation facilities, vegetation protection, and material storage areas, and show any off-site construction parking. The location of the construction dumpster and masonry staging and washout areas shall be identified on the construction management plan.

V. Wildlife Protection

Due to the extreme sensitivity of the existing landscape and the wildlife that depends on the landscape for survival, all construction methods described throughout this document must be complied with. Both the Town of Breckenridge and the DRB will monitor construction activity very closely. Any violation of the construction requirements contained in this document or agreed upon by the DRB, the Town, and the Owner prior to construction, will result in severe penalties including but not limited to the stoppage of all construction activity and the assessment of monetary fines.

W. Final Inspection

Upon the completion of construction, the Owner or Contractor must promptly request in writing a Final Inspection by the DRB. This Inspection will determine if the completed residence follows the approved plans and will identify any outstanding deficiencies to be completed in order to receive a Final Release. The Owner must notify the DRB Representative when all conditions have been completed for a follow-up inspection to occur. Thirty days, with longer period as established by the DRB from the date of the Final Inspection and a maximum of six (6) months is the time allowed for all outstanding deficiencies and conditions for a Final Release to be completed. When all conditions are satisfied, a Final Release will be issued. If all conditions are not completed within the time allowed, then the DRB reserves the right to assess fines as outlined in Appendix C.

No Final Inspections will be conducted after November 15th and before May 1st (unless weather conditions allow). No partial releases of the Construction Compliance Deposit will be granted until the Final Inspection is issued.

VI. Design Review

General Overview

Site-sensitive and site-specific design shall be fundamental on Shock Hill. The Architect's planning process and the design and construction documents should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, Owners and their Architects must refrain from approaching a building site with a predetermined design expecting to "make it fit" with little regard to the site's existing features and constraints. The developer of Shock Hill and subsequently Shock Hill Homeowners have

established and refined a review procedure to assist the applicant through the design process in an appropriate sequence.

The fundamental objective of these Guidelines is to protect the integrity and character of Shock Hill throughout the design and construction process by suggesting, requiring or limiting site improvement activities. Additionally, these guidelines serve to protect the individual Owners of Shock Hill properties from disruptive or harmful building projects that may reduce the quality or intrinsic value of the development. In an effort to realize these objectives, the Design Review and Approval Process has been created.
The Design Review and Approval Process is comprised of six general steps that are briefly summarized below but further detailed later in this document:

1. Introductory Meeting. The Introductory Meeting is a meeting between a DRB Representative, the Owner of the Shock Hill Lot, and the design professional selected by the Owner to design his or her residence. This meeting is strongly recommended to occur at the site of the intended build. Conceptual plans and ideas for the residence design will be discussed that this meeting as well as how these plans will preserve the unique native features of the individual building site.*

2. Preliminary Review. The Owner and Architect will submit a conceptual set of plans for the residence for DRB review and approval. The DRB will review the conceptual plans for the proposed residence for consistency and conformance to the Guidelines.

3. Final Review. The Owner and Architect will submit a final set of plans for the residence to the DRB for review and approval. The DRB will review the refined and final construction plans for the residence against the Guidelines and the previously approved preliminary plans.*

4. Pre-Construction Meeting. Meeting with the Contractor who will construct the residence and a DRB Representative. The intent of this meeting is to familiarize the Contractor with the rules and regulations contained in the Guidelines and any additional requirements of the DRB resulting from their approval. *

5. Construction. A DRB Representative will inspect the site and residence under construction for conformance to the plans approved and to enforce the construction rules of the Guidelines if needed. The Owner, Contractor or Architect may also contact the DRB Representative during construction if changes to the approved plans are desired. *

6. Post –construction Meeting and Final Inspection. When the residence is substantially complete, the Owner or Contractor may request a Final Inspection or the residence by the DRB Representative. The DRB Representative with the assistance of the Owner or Contractor, will ensure the residence has been built in accordance with the approved plans, changes and the Guidelines. *

(*) - May not be required for additions, remodels or landscaping improvements at the discretion of the DRB.

Resubmittals may be required. If any preliminary or final submittal is not approved by the DRB, a resubmission of plans must follow the same procedure as the original submittal.

This Design Review Process has been developed and adopted by the Shock Hill Community to ensure the Guidelines are strictly followed and to provide Owners and their design team regular project milestones to check-in with the DRB. The intent of this Design Review process is to protect and preserve Shock Hill as a desirable community and also to avoid wasting any time or money on site and architectural designs that will not meet the requirements of the Guidelines. All new site or residential improvements or changes must be approved prior to construction by the DRB.

To ensure a timely progression through the Design Process as well as an efficient and aesthetically pleasing outcome of the Design Process, all Shock Hill Owners are strongly encouraged to retain the services of a design team for the proposed residence, including an architect, landscape architect, and building contractor. Design teams must be composed of qualified professionals with experience in mountain design and construction. Only registered architects in good standing with the DRB and the State of Colorado will be approved to design projects within the Shock Hill community

A. The Design Review Board

The Design Review Board (DRB) is comprised of members who are selected to represent a cross section of design professional and others familiar with the challenges of designing and building in the Shock Hill Community. Each member of the DRB is a property owner within the Shock Hill Community. The committee meets on a monthly or as needed basis and is responsible for reviewing and approving all construction on and modifications to properties in the development.

The DRB evaluates development proposals using the Shock Hill Design Guidelines as its basis. Interpretation of these guidelines is left to the discretion of the DRB. The DRB recognizes that approvals may be granted for requests that will result in deviations from the regulations described in these Guidelines due to the variation of each Shock Hill lot and the architectural program each Shock Hill Owner presents.. In order for such variance requests to be approved, the DRB must be convinced that the proposal is consistent with the intent of the Guidelines and that the deviation will not adversely affect adjoining lots or the community as a whole.

The Town of Breckenridge maintains a separate review process that must be followed in addition to the review procedures described in this document. Separate, Development and Building Permits issued by the Town must be obtained prior to the start of construction. Because the Shock Hill Design Guidelines are more restrictive than the design and construction requirements of the Town, it is strongly recommended that the Owner complete the Shock Hill Design Review Process before applying for Town Development or Building Permits. The Owner or the Owner's agent is responsible for the proposed improvements adherence to the Town of Breckenridge's design, zoning and building code standards.

The DRB will approve plans and specifications related to architectural style, exterior design and appearance, general location and are not approved for specific location, engineering design or compatibility, or compliance with zoning or building ordinances, and by approving such plans and specifications neither the DRB, the members or agents thereof, the Association, the Board of Directors of the Association nor the Declarant assumes any liability of responsibility therefore, or for any defect in any structure constructed from such plans and specifications. Approval of plans and specifications by the DRB is not, and shall not be deemed to be, a representation or warranty that said plans of specification comply with applicable governmental ordinances or regulations including, but not limited to zoning ordinances and building codes.

The reconstruction by the Association or the Declarant after destruction by casualty or otherwise of any Common Elements which is accomplished in substantial compliance with "as built' plans for such Common Elements shall not require compliance with the provisions of these Design Guidelines. Defined terms used herein, if not otherwise defined in these Design Guidelines, shall have the meanings set forth in the Declaration.

B. New Construction and Modifications to Existing Structures

DRB approval is required for any exterior modifications to a development site, improvement, structure or residence. These include but are not limited to modifications in exterior color, improvements to landscape, the addition or removal of doors, windows or decks, or changes to existing terraces.

The review process for such modifications will generally follow Step Three, below. Prior to beginning a modification project, Owners are encouraged to contact the DRB to establish a review schedule and list of required submittals.

SUBSEQUENT MINOR CHANGES OR IMPROVEMENTS Additional construction or other improvements to a residence or Lot, after completion of an approved structure, must be submitted to the Review Board for approval prior to making such changes or improvements. Minor changes or improvements after construction such as exterior hot tub additions and color scheme changes are included in this category. Minor new landscaping improvements within the building envelope do not require an approval from the Review Board. Clarifications on what constitutes a minor landscaping improvement can be received by contacting the Design Review Administrator. Certain very minor changes or replacements may be reviewed and approved by the Review Board alone, in its sole discretion, without assessment of a review fee. Those minor changes or improvements which are considered to require a professional review by the Design Review Administrator will be assessed a fee of $375.00. All requests for review and approval must be formally submitted with a text description and drawings of professional quality and in sufficient detail. Please see Appendix E for the requested form of submittal.

SUBSEQUENT MAJOR CHANGES, REMODELS OR ADDITIONS Additional construction or other improvements to a residence or Lot, after completion of an approved structure, must be submitted to the Review Board for approval prior to making such changes or remodels or additions. The minimum review fee for any major change, remodel, or addition will be $600.00, with possible higher fees corresponding to more extensive review work if required. All requests for review and approval must be formally submitted with a text description and drawings of professional quality and in sufficient detail. Please see Appendix E for the requested form of submittal. The Review Board's approval of a Major Change, Remodel or Addition shall remain valid for a period of twelve (12) months. If construction of the Major Change, Remodel or Addition has not commenced within the twelve months which follow the Board's granting of approval, the approval will expire. Pre-Construction Meetings and Construction Compliance Deposits may or may not be required depending on the extent of the improvements.

C. Review Schedule

Step One: Introductory Meeting

The Introductory Meeting provides an opportunity for the Owners, the design team and the DRB to have an informal discussion of the intent and requirements of the Guidelines as well as review the Owner's program for the lot. Typical items for discussion include the relationship of the design theme for the development with that of the project, the design review and construction process, and specific site planning, architectural and landscape guidelines. This meeting also offers the Owner and the design team an opportunity to share their initial design concepts with the DRB. This discussion should identify any major issues that need to be addressed before work is started.

The introductory meeting may be held with the DRB Representative once a design review request for a project has been accepted. The meeting does not have to be held at the time of a regular DRB meeting. For most projects, this meeting will include a site visit with the DRB Representative. A survey of the lot that identifies the topography in 2' intervals and existing vegetation must be available for review during this Introductory Meeting.

Step Two: Preliminary Review

For the Preliminary Review, all of the exhibits listed below under Submittal Requirements must be submitted to the DRB representative.

The DRB will assess the appropriateness of the conceptual design submittal and within thirty (30) days, the DRB may approve the design or provide the Owner's design team with a list of outstanding issues that will need to be addressed in the following design phase. The preliminary submittal should not be submitted concurrently with a Town of Breckenridge development permit application due to the potential for significant changes between the Preliminary and Final DRB Reviews. Preliminary review of all Shock Hill projects shall be completed in a timely fashion, however, this review shall not be subject to the schedule required for Town of Breckenridge design review or the onset of winter conditions.

Step Two: Submittal Requirements

One copy of the following submittal materials shall be submitted to the DRB along with one electronic version of these same materials:

1. A completed Design Review Application and payment of the Review Fee (see Appendix D)
2. Perspective sketch or other sketches of the proposed project.
3. A Topographic Survey of the Lot. A topographic survey that is prepared by a licensed surveyor and drawn at a scale of 1" = 20'-0" or greater and shall indicate all topographic contours at 2'-0" intervals; easements, significant natural features such as rock outcroppings, drainage courses, mature stands of all tress 8" or greater in caliper at chest height and the location of any other existing structures or improvements affecting the design of the project.*

4. Site Plan. A Site Plan drawn at 1'-0" = 10' showing the proposed building foundation wall, the building envelope, the roof plan with all ridge heights labeled, the driveway, parking areas, existing and proposed topography, proposed finished floor elevations, all trees greater than 8" in diameter or greater at chest height, approximate drip lines of these 8" + trees, any terrain features that will be preserved or removed, all utility connections (water, sewer, natural gas, electrical and phone/cable) and any site walls. *

5. Landscape Plan. A Landscape Plan drawn at a scale of 1'-0" = 10' or greater showing the size, quantity and placement of the plant materials as well as any hardscape or turf areas.

6. Floor Plans. Floor plans drawn at a scale of ¼" = 1'-0" or 1/8" = 1'-0" showing the proposed layout of the home including finished floor elevations and square footage totals. *

7. Elevations. Elevations of the proposed home drawn at a scale of 1'-0" = ¼" or 1'-0" = 1/8" showing existing and proposed grades, plate heights, ridge heights, roof pitches and exterior materials. *

8. Photos of the site and adjacent homes. The DRB will strive to promote architectural diversity amongst properties within the immediate surrounding area of the proposed home. To achieve diversity, homes on either side of the proposed home (if any) as well as the homes across the street (if any) from the proposed home should be photographed and included in the Preliminary Submittal.

9. Massing model (if requested by the DRB or DRB Representative). A massing model may be requested by the DRB if further study or understanding of a unique design element is warranted. *

10. Materials Board. An 8.5" x 11" materials board indicating sample colors, finishes, or other unique exterior materials proposed for application to the residence. It is required that the materials be samples of actual materials and colors being proposed. No color copies of these materials or colors will be accepted.

11. Colored Street Elevation. A colored street elevation of the proposed home that utilizes the materials and colors proposed.*

(*) - May not be required for additions, remodels or landscaping improvements at the discretion of the DRB.

With the exception of the Materials Board and the Massing Model, the items listed above should be printed on 24"x 36" paper for submittal to the DRB. An electronic set of the same items should also be submitted to the DRB.

Plans may be submitted at any time at the DRB Representative's office (See Appendix F). The DRB will review and provide either a Preliminary Review Approval or Preliminary Review Denial on the proposed plans within 30 days of receipt. Preliminary Review Approval of the proposed home plans is not an approval for construction and will be valid for six (6) months following the Preliminary Review Approval issuance. If Final Construction Plans are not submitted for a Final Review within six (6) months of the issuance of a Preliminary Review Approval, the Preliminary Review Approval will expire and a second Preliminary Review will be required of the Owner.

Step Three: Final Review

Upon completion of Preliminary approval, the materials, described in the Submittal paragraph below, shall be submitted to the DRB for a final review of all construction plans. The purpose of this review is to ensure that the final construction plans and documents are consistent with the plans approved at Preliminary Review and any changes requested by the DRB during the Preliminary Review have been addressed.

A written Notice to Proceed will be issued by the DRB within thirty days from the date complete Final Construction Plans are submitted, if such plans are consistent with the approved Preliminary Review Plans and the required fees and deposits have been paid. Prior to initiating construction, Owners are responsible for obtaining a building permit from the Town of Breckenridge.

If construction plans deviate from approved Preliminary Plans or modifications requested by the DRB are not incorporated into the Final Construction Plans, the DRB may approve such deviations and issue a Notice to Proceed or may withhold approval of disapprove the construction plans until the Construction Plans are corrected. In the event that construction plans are not approved, the DRC shall provide written explanation within thirty days from the date complete Final Construction Plans are submitted.

Step Three: Submittal Requirements

One copy of the following submittal materials shall be submitted to the DRB along with one electronic version of these same materials:

1. A completed Design Review Application for a Final Review (see Appendix F) including a cover letter to the DRB indicating the changes or modifications to the home plans since the Preliminary Review Approval. *

2. Perspective sketch or other sketches of the proposed project. *

3. Site Plan. A Site Plan drawn at 1'-0" = 10' showing the proposed building foundation wall, the building envelope, the roof plan with all ridge heights labeled, the driveway, parking areas, existing and proposed topography, proposed finished floor elevations, all trees greater than 8" in diameter or greater at chest height, approximate drip lines of these 8" + trees, any terrain features that will be preserved or removed, all utility connections (water, sewer, natural gas, electrical and phone/cable) and any site walls. *

4. Landscape Plan. A Landscape Plan drawn at a scale of 1'-0" = 10' or greater showing the size, quantity and placement of the plant materials as well as any hardscape or turf areas.

5. Floor Plans. Floor plans drawn at a scale of ¼" = 1'-0" or 1/8" = 1'-0" showing the proposed layout of the home including finished floor elevations and square footage totals. *

6. Elevations. Elevations of the proposed home drawn at a scale of 1'-0" = ¼" or 1'-0" = 1/8" showing existing and proposed grades, plate heights, ridge heights, roof pitches and exterior materials. *

7. Building Sections. Architectural sections through the proposed building drawn at a scale of ¼" = 1'-0" or larger. Architectural sections should be drawn through sections of the residence that may be difficult to understand or construct. *

8. Foundation Plan. A Foundation Plan drawn at a scale of ¼" = 1'-0" or larger with all finished floor elevations labeled. *

9. Roof Plan. A Roof Plan drawn at a scale of ¼" – 1'-0" or larger with all roof pitches, materials and ridge heights indicated. *

10. Construction Management Plan. A Construction Management Plan indicating the location of building material storage, sanitary toilet placement, dumpster location and where construction vehicles will be stored or parked. Construction vehicles may be parked on the public road in front of the home under construction if all Town of Breckenridge on-street parking requirements are fulfilled and routinely enforced by the Contractor/Owner. *

11. Materials Board. An 8.5" x 11" materials board indicating sample colors, finishes, or other unique exterior materials proposed for application to the residence. It is required that the materials be samples of actual materials and colors being proposed. No color copies of these materials or colors will be accepted. *

12. Colored Street Elevation. A colored street elevation of the proposed home that utilizes the materials and colors proposed. *

13. Construction Details. All architectural construction details for the exterior of the residence including chimney caps, stonework, railing, fascia, siding and trim details as well as any unique building materials or applications must be submitted to the DRB for review and approval. *

14. Lighting Plan. A lighting plan showing the locations of all exterior lighting fixtures and the cut-sheets for each light proposed.

15. Building Corner Staking. If requested by the DRB, the building must have its corners staked to exhibit location of all improvements including utilities to the residence. *

(*) - May not be required for additions, remodels or landscaping improvements at the discretion of the DRB.

With the exception of the Materials Board and the Massing Model, the items listed above should be printed on 24"x 36" paper for submittal to the DRB. An electronic set of the same items should also be submitted to the DRB.

Plans may be submitted at any time at the DRB Representative's office (See Appendix F). The DRB will review and provide either a Final Review Approval or Final Review Denial to the Owner/Owner's Representative within 30 days of receipt of the plans.

Resubmittals

If any preliminary or final submittal is disapproved by the DRB, a resubmission of plans must follow the same procedure as the original submittal. The DRB may assess an additional design review fee upon subsequent submittal that diverges substantially from previously reviewed applications for the same site, whether previously approved or denied. The DRB will assess an additional design review fee of $1,500 if three (3) preliminary reviews are submitted and denied by the DRB.

Step Five: Pre-Construction Meeting and Construction.

A meeting between the Owner and the DRB is not required; however, the general contractor shall meet with a DRB Representative prior to initiating any construction or site preparation. The purpose of this meeting is to ensure that the general contractor is aware of all construction regulations and to ensure to site plan is reflective of field conditions. For this meeting, all building corners, driveway centerline and utility trenches shall be staked and trees to be removed shall be identified. Construction fencing should also be installed around the perimeter of the building site as well as around areas to be preserved. The Construction Compliance Deposit shall be paid by the Owner prior to the start of construction (see Appendix D).

Upon receipt of final approval from the DRB, the Owner shall obtain a building permit from the Town of Breckenridge, satisfy all conditions of approval and commence construction pursuant to the approved plans within one year from the date of DRB approval. If the Owner fails to commence construction within a 12-month period from the date of Final Review and DRB Approval, the DRB approval shall be deemed automatically revoked and approval must again be obtained prior to the commencement of construction or any exterior alteration. All Design Review application materials and fees previously paid will not apply to a second review.

Once construction has commenced, an Owner shall substantially complete construction of any improvement within twenty-four (24) months after commencing construction (or such longer period as the DRB may agree in writing), subject to delays due to force majeure (acts of god, labor strikes, national emergencies, fires and calamities) or due to impossibility. **If an Owner fails to comply with this schedule, or abandons a project for a period exceeding one calendar month or four weeks out of any eight-week span, or ceases to diligently and earnestly pursue completion of an improvement, then the DRB may either complete the improvement in accordance with the approved plans or remove the improvement and restore the lot to its pre-construction condition (to the extent practical). Any costs incurred by the DRB in doing so shall be reimbursed by the Owner to the DRB on demand, and such reimbursement obligation shall be secured by a lien on the lot as provided in the Declaration**. The DRB may use the Construction Compliance Deposit to fund any the lot remediation or reclamation efforts connected to a failure of an Owner or his or her contractor to complete the approved improvements to the lot. An extension of six (6) months to complete construction may be requested by submitting a written request to the DRB prior to the expiration of the twenty-four (24) month time period. This extension may or may not be granted by the DRB depending on the individual circumstances.

During the construction phase of the project, the DRB will conduct periodic inspections. The purpose of the inspections is to ensure that the project is being built according to approved plans and that construction is in compliance with the approved Construction Management Plan. If the DRB finds the project is not being built in accordance with the plans and specifications previously approved by the DRB or the construction is not in compliance with these Guidelines, a Stop Work Order and/or Construction fines may be issued.

The Town of Breckenridge will also inspect construction for compliance with local codes and regulations. Both the DRB and the Town of Breckenridge have the authority to enter a construction site at any reasonable time during the construction after notice has been given to the Owner.

Any changes made to the approved plans must be reviewed and approved by the DRB prior to the initiation of those changes at the construction site. Submittal requirements will vary depending on the nature of the proposed changes. Before occupancy may be granted, Owners must request and be granted by the DRB a Notice of Compliance.

Step Six: Post- Construction Meeting and Final Inspection.

Upon completion of the residence, the Owner and/or his or her contractor must schedule a Post – construction Meeting and Final Inspection. The DRB Representative with the assistance of the Owner or contractor, will ensure the residence has been built in accordance with the approved plans, changes and these Guidelines. If the DRB Representative feels the residence has been construction in accordance with the approved plans and specifications, a Notice of Compliance will be issued and the Construction Compliance Deposit will be returned.

Upon issuance of the Notice of Compliance, any unused portion of the Construction Compliance Deposit will be refunded to the Owner. The Owner is responsible for obtaining a final Certificate of Occupancy from the Town of Breckenridge. In the event that a project is completed prior to the completion of all landscaping and site improvements, a temporary Notice of Compliance will be granted; a final Notice of Compliance must be obtained within six months of the date of the temporary Notice. However, the Construction Compliance Deposit will not be refunded until a final Notice of Compliance is issued.

Nonwaiver

DRB approval of any plans, drawings, or specifications for work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, or specification subsequently or additionally submitted for review. Failure to enforce any provision of these Design Guidelines shall not constitute a waiver of such provision.

Variances

The DRB reserves the right to vary any of the procedures or standards set forth in these Design Guidelines, for good cause shown. No member of the DRB shall be liable to any Owner or other person for any claims, causes of action, or damages arising out of the granting or denial of any variance requested by an Owner or his agent. The granting of a variance shall not constitute a waiver of the DRB's right to strictly enforce the Design Guidelines against any Owner. Any variance granted by the DRB must be in writing and must identify both the standard from which a variance is being sought and the specific variance being granted. The DRB may assess a fee for processing variance requests.

Address for Architectural Design and Construction Compliance Deposit Submittal

See Appendix F.

Records

The DRB shall keep on file electronic copies of all submittal and written correspondence to Owners, to serve as record of all actions taken. An Owner shall be entitled to review the copies pertaining to such Owner's property or approvals with a ten day notice to the DRB requesting access to such files.

Amendment

The DRB may, from time to time in its sole discretion, amend or revise any portion of these Design Guidelines. All such amendments and revisions shall be attached to the Design Guidelines. An Owner should request a current copy of the Design Guidelines from the DRB prior to commencing any design, planning, or construction within Shock Hill.

Nonliability

DRB approval pursuant to these Design Guidelines does not approve or guarantee engineering design or compliance with law and applicable governmental ordinances or regulations (such zoning and building ordinances), and does not reflect any representation by the DRB as to such matters. By approving plans and specifications, neither the DRB, its members, the Association nor the Declarant assumes any liability or responsibility for engineering design or compliance with law and applicable governmental ordinances or regulations or any other matters relating thereto, other than the Design Guidelines. Neither the DRB, its members, its agents, the Association, the directors of the Association, the Declarant, nor any successors, assigns, agents, employees or officers, of them shall be liable to any Owner or other person for any damage, loss, or prejudice suffered or claimed on account of (1) approval or disapproval of any plans, drawings, or specifications, whether or not defective; (2) performance of any work, whether or not pursuant to approved plans, drawings, and specifications; or (3) development of any property within Shock Hill.

Enforcement

The DRB may enforce the provisions of these Design Guidelines as provided in the Declaration, including but not limited to, the imposition of fines after notice and an opportunity to be heard, issuance of stop-work orders ceasing construction in sites, and removal of improvements constructed in violation of these Design Guidelines or a granted approval.

Any violation of these Design Guidelines will result in the following fine schedule:

1st violation of Shock Hill POA Design Guidlines – written or verbal warning
2nd violation of Shock Hill POA Design Guidelines - $250
3rd violation of Shock Hill POA Design Guidelines - $1000
4th Violation of Shock Hill POA Design Guidelines - $5000

Severability

If any provision of these Design Guidelines is held invalid or unenforceable, such holding shall not affect the validity and enforceability of the remainder of these Design Guidelines.

Appendix A

Building Materials

The purpose of Appendix A is to facilitate the Shock Hill vision of continuity between homes and the native landscape. Consider this list as a place to begin material and color selections, however, this list does not contain all materials, manufacturers, or colors that will be approved. The following exterior materials finishes may be used on structures within Shock Hill, however, no exterior finish, even if listed here, is preapproved. The colors in the mid-range of this list are most likely to be approved. If the colors at the extreme dark and light ends of the color range are used, they must be carefully considered and

demonstrated to be appropriate. Additional colors may be approved on a case-by-case basis. Color and material choices depend on the individual building site and the siting, surrounding landscape, exposure, and architecture of the home. The colors and materials of nearby structures will also influence exterior color and material selections. Colors for individual applications will be discussed at the Preliminary Design Submittal. Final approval of all exterior materials and their finishes will be granted solely by the Shock Hill Design Review Board after the examination of field samples described in the Color Palette section.

I. Roofing

A. COMPOSITION SHINGLE

All roofing must be Class A roofing material and must be approved for use by the DRB. Roofs must be subtle with no large variations in color. High definition asphalt, wood shake, slate and composites that imitate natural wood or slate roofing are encouraged for use within Shock Hill False shadow lines or high contrast roofing material will not be allowed on Shock Hill. The size of the shingle unit relative to the amount of roof area to be covered must be considered carefully as no highly segmented roofing patterns will be permitted.

B. METAL

Only matte finishes will be allowed; painted metal must have a reflectance of less than 20 units of gloss reflection at an 85-degree slope. All metal roofing must blend with the native landscape. No anodized metal or metal that does not patina with age will be permitted. Natural rusting metal roofing will be allowed.

C. SLATE

Even the highest grades of slate are naturally brittle and use of natural slate in the climate of Breckenridge is not recommended. Due to heavy snow and wind loads, slate roofs in mountain climates require the highest quality materials, expert design and installation, as well as annual maintenance. Slate roofs are permitted within Shock Hill if the Owner understands and will commit to professional installation and annual maintenance.

II. WINDOWS AND DOORS

All windows and doors to the exterior will be clad in high quality aluminum. Wood windows and doors are permitted, however, Owner's should perform regular annual maintenance on exterior wood window and door to avoid damage or unsightliness due to the extreme local weather. All cladding or the exterior stain applied to exterior windows and doors must be consistent with the exterior color palette outlined in these Design Guidelines and approved by the DRB as part of the Design Review Application process. The window and door manufacturer as well as the cladding color must be provided to the DRB.

B. STONE

1. Colorado sandstone/fieldstone – Strongly recommended.

2. Weathered stone native to Summit County. (Moss Rock or similar)

3. Weathered granite

4. Slate

5. Local River Stone – Only in limited applications because of the stone's light color that will contrast with the native landscape of Shock Hill.

V. MISCELLANEOUS EXTERIOR MATERIALS

A. METAL

(Chimney caps, Flashing, Vents, and Flues)

1. Zinc (Must be pre-weathered.)

2. Copper

3. Natural rusted finish (Material must be rusted to a deep and dull finish prior to installation; bright orange rusting steel is prohibited.)

4. Matte Black or bronze

VI. MISCELLANEOUS ACCENT MATERIALS

1. In order to facilitate individual expression within an environment of relatively uniform color, certain small areas of a building may be accented with colors and materials that have been presented to and approved by the Shock Hill Design Review Board.

Appendix B

Plant Material

The following list should be used for selecting plants on Shock Hill. Requirements for specific building sites may be more or less restrictive depending on landscape indigenous to the immediate site and the location of the site within the community.

NATURAL LANDSCAPE ZONE

The plants listed in this category are appropriate for use on all parts of the building site provided that they have been identified as previously occurring on the building site in question. Not all of these species are found on every building site on Shock Hill.

TREES

Botanical Name	Common Name
Conifers	
Abies lasiocarpa	Subalpine Fir
Pinus aristata	Bristlecone Pine
Pinus contorta	Lodgepole Pine
Picea pungens	Colorado Spruce or Blue Spruce
Picea engelmannii	Engelmann Spruce
Pseudotsuga menziesii	Douglas Fir
Deciduous	
Populus tremuloides	Aspen

SHRUBS

Arctostaphylos uva-ursi	Kinnikkinnick
Juniperus communis	Common Juniper
Potentilla fruticosa	Native potentilla
Purshia tridentata	Antelope Bitterbush
Rubus strigosus	Wild red raspberry
Rosa woodii	Woods Rose
Salix monticola	Mountain Willow
Sherpherdia canadensis	Canadian/Russet Buffaloberry

HERBACEOUS PERENNIALS

If a species which is not listed above but occurs naturally on a given building site, permission to plant it on any portion of that building site may be requested from the Shock Hill Design Review Board. The Review Board will require evidence of the natural occurrence of the plant on the given site in the form of an annotated photograph submitted with the Final Landscape Plan.

ENHANCED LANDSCAPE ZONE (optional)

The following selections of plants are appropriate for use only in landscaped areas that have a direct relationship with the home. When designing the Enhanced Landscape, one of the primary considerations must be to minimize the impact of foreign species on the native landscape where it can be viewed from rights of way, the trail system, and other common areas. For this reason, special care must be taken in the selection and placement of the taller species on this list. The Enhanced Landscape must be contained within clear boundaries, beyond which no non-native species are allowed. Care must be taken to see that this boundary is easily maintained over time.

SHRUBS

Botanical Name	Common Name
Acer ginnala	Amur Maple
Berberis atropurpurea	Red leaf Barberry
Berberis thunbergii	Green leaf Barberry
Betula glanulosa	Bog Birch
Sherpherdia argentea	Silver Buffaloberry
Prunus cistena	Cistena Cherry
Prunus tomemtosum	Nanking Cherry
Prunus bessyii	Western Sand Cherry
Prunus virginiana "Shubet"	Shubert's Chokecherry
Cotoneaster acutifolia	Peking Cotoneaster

Ribes alpina	Alpine Currant
Ribes aureum	Golden Currant
Ribes cereum	Squaw Currant
Ribes redlake	Redlake Currant
Sambucus canadensis laciantata	Cutleaf Elderberry
Sambucus canadensis aureum	Golden Elderberry
Sambucus pubens	Red Elderberry
Lonicera	Honeysuckle
Lonceria involucrata	Twinberry Honeysuckle
	Common Lilac
	Canadian Lilac
Pachystima myrsinites	Mountain Lover
Physocarpus malvaceus	Mountain Ninebark
Pinus mugho mugo	Mugo Pine
Prunus americana	American Plum
Prunus cistena "Newport"	Newport Plum
Potentilla fruitcosa Gold Drop	Gold Drop Potentilla
Potentilla fruitcosa Jackman	Jackman Potentilla
Chrysothamnus nauseosus	Golden Rabbitbush
Rubs deliciousus	Boulder Raspberry
Artemisia tridentata	Big leaf Sage
Artemisia frigida	Mountain Sage
Artemisia cana	Silver Sage
Amelanchier alnifolia var. pumila	Serviceberry
Ceanothus velutinus	Snowbrush Ceanothus
Holodiscus dumosus	Mountain Spray/Rock Spirea
Rubus parviflorus	Thimbleberry
Betula occidentalis fontinalis	Western Red Birch
Ribes inerme	Whitestem Gooseberry
Salix irrorata	Bluestem Willow
Salix monticola	Mountain Willow

Appendix C

Construction Fines

The DRB may assess fines for violations of any provision of these guidelines as follows: First Violation, two hundred (4200); Second Violation, five hundred dollars ($500); Third Violation and subsequent violations, one thousand dollars ($1,000). Should there be habitual fines or violations that significantly disregard these Design Guidelines, the DRB may increase the fine amount and/or the Construction Compliance Deposit above those Fine and Deposits listed herein. In the event that any person fails to cure (or fails to commence and proceed with diligence to complete the work necessary to cure) any violation of the Design Guidelines, including these Construction Regulations, within fourteen (14) days of the date of the written notice from the DRB designating the particular violation, the DRB shall have the power and authority to impose that person a subsequent fine.

The General Contractor is responsible for the actions of all parties brought onto Shock Hill property in the name of the particular project.

The purpose of these penalties is to help ensure that the rules set forth in the CONSTRUCTION section of this book are followed. Actual fines may vary depending on the severity of the offense. Fines will be deducted from the construction deposit and as mentioned previously in this text, the Construction Deposit shall be replenished if its balance falls below half of the original Construction Deposit amount. Fines for

repeated violations of similar nature, regardless of the offending party, will be increased to double the amount of the fine. The DRB may, at the Owner's expense, authorize an outside party to correct situations which have not been remedied by the General Contractor after two fines have been issued for similar violations.

The following is a partial list of the standard fines for violations of the construction site regulations, however, the DRB may issue fines against any aspect of a construction project if it deems the Owner or Contractor is violating these Design Guidelines. There shall be no limit to the number or the aggregate amount of the Fines issued during Construction, which may be levied against a person for the same violation if not timely cured. The Fines along with interest calculated at the highest lawful rate per annum and any costs of collection, including attorney's fees, shall be a continuing lien upon the Lot against which such Fine is made.

BEST MANAGEMENT PRACTICES	
Failure to maintain vegetation protection fencing	$2,500
Failure to stabilize construction entrance	$250
CONSTRUCTION VIOLATIONS	
Initiating major new construction (house, garage, additions) without DRB approval	$10,000
Unauthorized earthwork or site alteration	$5,000
Unauthorized blasting	$1,500
Initiating minor new construction (sheds, decks, alterations) without DRB approval	$1,500
Excessive street dirt and debris	$250
Other deviations from approved plans	$500
TREE, BRUSH, AND LIMB REMOVAL	
Tree removal from common area or neighboring property	$5,000
Unauthorized tree removal from own property	$5,000
Unauthorized removal of limbs	$250
Failure to dispose of vegetative debris	$250
TRAILERS AND SIGNAGE	
Unauthorized trailer or trailer location	$100
Trailer on site for more than 18 months	$100
Unauthorized sign or sign location	$100
COMPLETION OF CONSTRUCTION	
Failure to restore site	$10,000
TRASH RECEPTACLES AND DEBRIS REMOVAL	
Failure to remove excess dirt, mud, or debris daily from the public or private roads, open space, or driveways	$250
Concrete washout in road, rights-of-way, setbacks or adjacent properties	$250
Trash receptacles missing or in unauthorized location	$250
Sanitary closet missing or in unauthorized location	$250
VEHICLES, ACCESS AND PARKING AREAS	
Access of building site by means other than approved route (future driveway)	$250
Receipt of deliveries outside of designated construction area	$250
Parking location disruptive to residents, traffic or Landscape	$100

SAFETY	
Possession or discharge of firearms or other weapons	$1,500
Fire extinguishers missing or inadequate	$150
Pets or other domestic animals on site	$100
Unauthorized visitors or children on site	$100

NOISE AND NUISANCE	
Construction outside of approved hours	$250
Radio or other audio equipment audible beyond property lines	$100

OTHER VIOLATIONS

Fines for violations not listed may be assessed on a case-by-case

Appendix D

Design Review Fee and Construction Compliance Deposit

Design Review Fee:

I. Single family homes and Cluster single family: $.55 / Sq. Ft.
   a. The DRB will assess an additional design review fee of $1,500 if three (3) preliminary architectural submittals for the same home are denied by the DRB.

II. Minor additions, remodels and landscape improvements: $375
   a. The DRB will assess an additional design review fee of $250 if three (3) preliminary DRB submittals for the same home are denied.

III. Major additions, remodel, and landscape improvements: $600
   a. The DRB will assess an additional design review fee of $250 if three (3) preliminary DRB submittals for the same home are denied.

Construction Compliance Deposit

Single-family residential: $10,000

A construction deposit of $10,000 (the "Construction Deposit") will be paid to the DRB prior to the start of any construction. The Construction Deposit will be held by the DRB in a non-interest bearing account until the project construction and landscaping is complete.

At the completion of construction and at the Owner's request in accordance with the Amended and Restated Declaration of Land Use Restrictions for Shock Hill Subdivision (the "Declaration") and all terms and conditions agreed upon by the Design Review Board and the Owner prior to the start of construction (with any modifications approved by the DRB during construction), the DRB will refund the Construction Deposit minus $500. The $500 retained by the DRB will be paid to the Shock Hill Property Owners' Association (the "Association") or the entity responsible for the ongoing subdivision street cleaning. The Association or the DRB may also deduct from the Construction Deposit any costs or expenses (including, without limitation, attorneys' fees) incurred by the Association or the DRB in enforcing the Owner's compliance with the provisions of the Declaration or these Design Guidelines.

Lodge, Inn, Townhome, and Duplex sites shall have their construction clean-up fees established at the time of application.

Appendix E

Signage

Appendix F

Design Review Representative

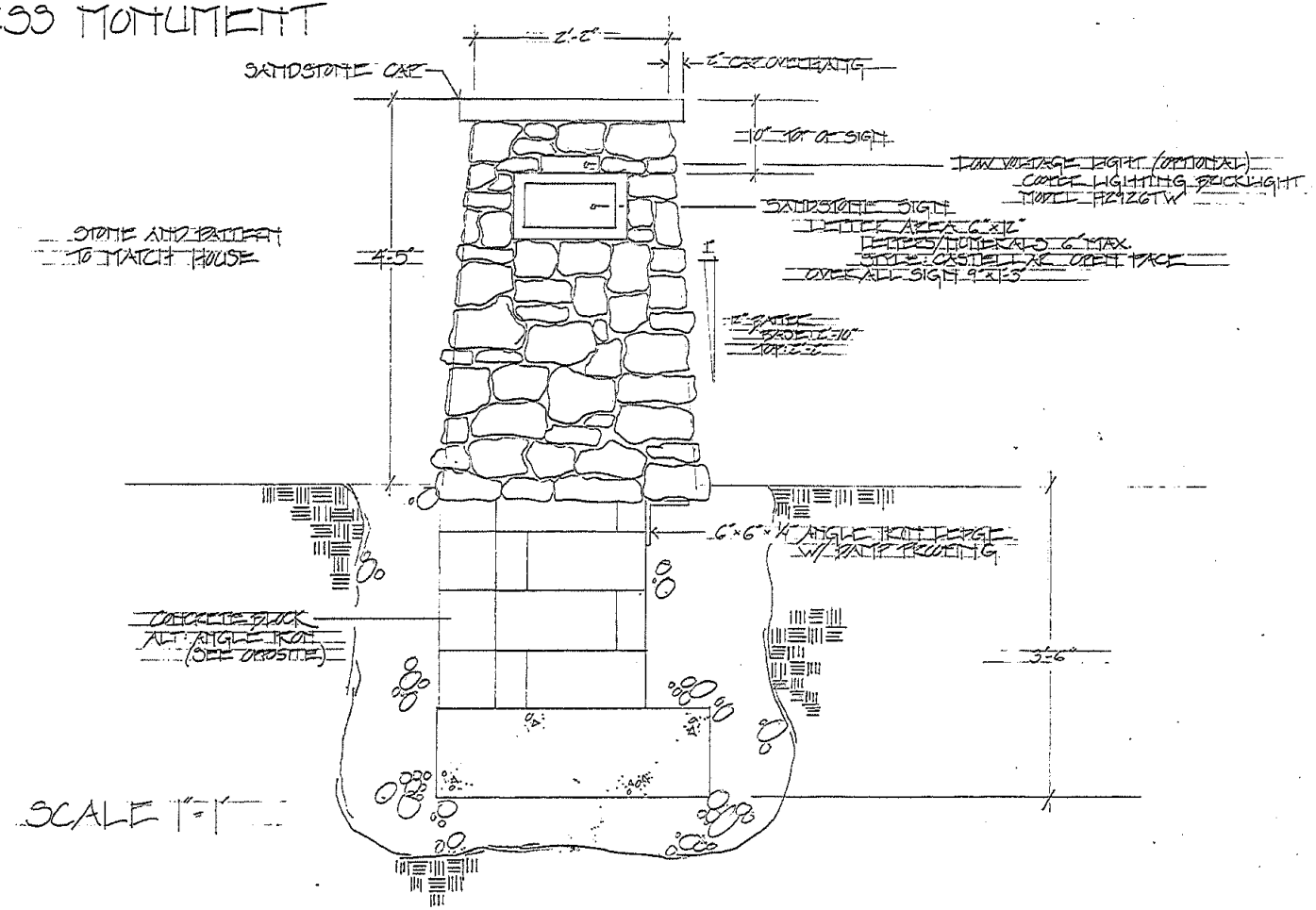
Architectural Plans and/or Questions pertaining to the Shock Hill Design Review Board, its procedures, schedule or questions related to the Shock Hill Design Guidelines may be submitted to the following office:

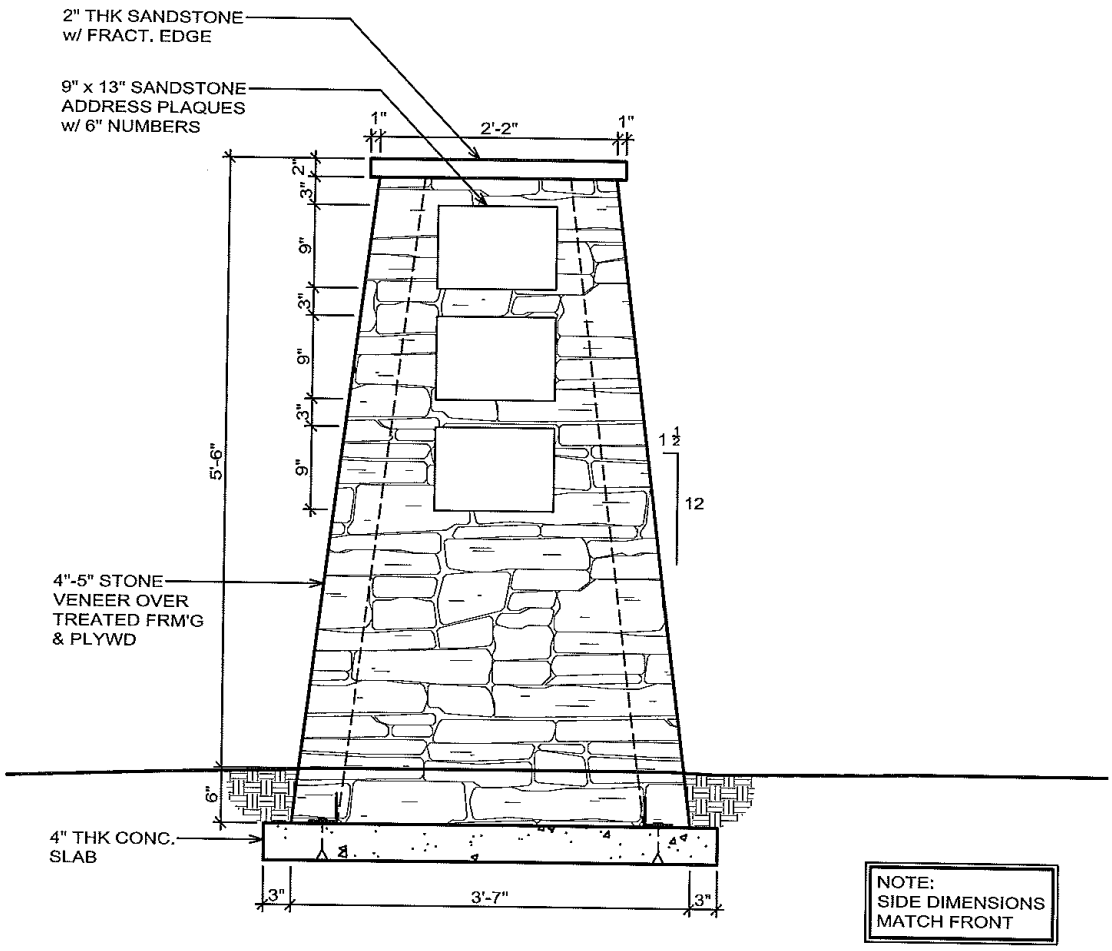
Provino Architecture, LLC
ATTN: Mark Provino
106 North French Street, Suite 100
P.O. Box 8662
Breckenridge, CO 80424
Phone: 970.453.2520
Email: mark@provinoarchitecture.com

Design Review and Construction Fine payments should be made payable to Shock Hill POA

Appendix G
Residential Address Monument

SHOCK HILL
ADDRESS MONUMENT





SHOCK HILL MULTIPLE ADDRESS MONUMENT

SCALE: 3/4" = 1'-0"

Project Name: _____

Lot No.: Filing No.: Address:
No. of Bedrooms: _____ No. of Baths: _____
_____ - Car Garage
Lot Size: _____ Building Size: _____
Lot Coverage: _____ Building Height: _____

Owner: _____
Address _____
Phone No. Email: _____

Architect: _____
Address _____
Phone No. .Email: License
No State

Contractor: _____
Address _____
Phone No. Email: _____

Design Review Fee:
Total square footage S.F. x 55¢ = $ or (Minimum fee $2,750)
(Please make checks payable to The Highlands at Breckenridge)

Design Review Process:
- ☐ Pre-Design Meeting Date: _____
- ☐ Prelim-Design Approval Issued: _____
- ☐ Final Design Approval Issued: _____
- ☐ Construction Compliance Deposit Received: _____
- ☐ Pre-Construction Meeting Date: _____
- ☐ Final Inspection Date: _____
- ☐ Final Release Issued: _____
- ☐ Construction Compliance Deposit Returned: _____

Violation Fines:

Amount ***Date*** ***Reason***

_____
_____
_____
_____
_____
_____
_____
_____

REQUEST FOR MODIFICATIONS OR VARIANCE

Project Name _____

Submittal Date _____ Lot No. _____ Filing No. _____

Requested by _____ Phone _____

Mailing Address _____

Owner _____ Phone _____

Owner Mailing Address _____

Email Address _____

Architect _____ Phone _____

Contractor _____ Phone _____

☐ Describe in narrative detail the specific change(s) requested from the approved documents and the reason for the change:

_____
_____
_____
_____

☐ Describe in narrative detail the specific waiver or variance requested from the Design Guidelines. List the reasons the variance is requested, how it will not detract or negatively impact the subdivision and list specific actions that will mitigate any impacts created by the variance.

_____
_____
_____
_____

☐ Attach additional information, narrative or graphic which helps further to explain the nature of the request and why it should be granted.

☐ Enclose a check payable to Shock Hill POA for the minimum review fee plus 55 cents per square foot for any additional gross enclosed area. The applicant will be notified of any additional fees required relative to the time involved with the review of the request.

Requests will be considered on a case-by-case basis. The fee provided to the Shock Hill POA in regard to the review of the request, regardless of the outcome, shall be borne by the applicant. This fee is in addition to the standard Design Review Fee.