

The Keep Vision

A property 37,000,000 years in the making

We have something special at **The Keep**. It's more than a plot of land; it's a piece of history. It's the prehistoric eruption that created the native Rhyolite, and the original homesteaders who settled what would become Cherokee Mountain. It's Charles Johnson, whose vision made the castle possible and Tweet Kimball, who has, by establishing the Cherokee Ranch and Castle Foundation, assured its protection, forever. This land is important. Therefore, we ask our builder partners to please be mindful of this place and work within the Design Review Guidelines helping us safeguard **The Keep** for generations to come. Thank you.

Carved from the historic Cherokee Ranch of Tweet Kimball, **The Keep** includes a significant conservation easement allowing for only 64 legacy sites among over 700 acres of open space. This is a place where families can settle down in the solitude of the meadows, forests, rock outcroppings and wildlife. This is a place with a rich history that includes the historic Charlford Castle and the heritage of Tweet's Santa Gertrudis cattle herd. This is a place of philanthropy, art, and conservation. This is a place of bluebirds, elk, deer, fox, and many species of raptor. This is a place of families and heritage. This is **The Keep**.

These standards are designed to encourage you to join us in this process of creation and to guide the development of your plans so that they contribute to the overall concept of this distinguished ranch. Transforming this vision of the community to the built reality of **The Keep** will be manifested through these Design Guidelines and secured by **The Keep's** Design Review Committee. The requirements set forth herein, the various provisions and restrictions of the Covenants, Conditions, and Restrictions (CC & R's), and the Solitude Colorado Rural Site Plan on file with Douglas County are intended to provide a neighborhood with timeless, lasting value grounded in the history of this land.

BUILD GREEN

The Keep, LLC, in keeping with the stewardship concept of the land, is committed to creating **The Keep** as a Green community. Energy reduction and conservation, water conservation, material sustainability, maintenance of existing flora, and the installation of native species should be included in the design and construction goals for each home.

Consider some of the following when designing your new home:

- Roof planes appropriately oriented and void of plumbing penetrations as well as installation of conduit from the attic to the electrical panel to make homes solar ready.
- Enhanced Insulation Values
- High-R glass
- Passive Solar
- High efficiency heating and cooling

YOUR PROFESSIONAL DESIGN TEAM

The Owner is required to retain a Professional Design Team. This Design Team shall assist the Owner in the fulfillment of his or her proposed ideas and the preparation of all submittal documents. The team should consist of professionals including architects, landscape architects, soils, civil and structural engineers, surveyors, a quality contractor, and other professionals as dictated by the needs of the home site, proposed design ideas, and as required for special requests or needs.

Once the complete team has been assembled and approved and the design review process initiated, a list of the names and addresses of the team should be submitted with the design review application. The Owner may designate one member of the team to communicate with the Design Review Committee on the behalf of the Owner.

Site Development Guidelines

The Keep concept of community will be enhanced by eliminating the impact of individual property lines from the landscape. Lots are generous enough to allow the creation of a significant sense of dominion for each home that does not reflect the linear quality of an artificial property line. As such, site development including retaining walls facilitating access, driveways, entry monuments, and landscape improvements may extend beyond the specific building envelope as allowed by General Note 6 of the Solitude Colorado Rural Site Plan. These must not reinforce any linear property line allowing the overall community to retain its historic sense of a ranch community. Each lot's building envelope has been established in concert with Douglas County Planning and have been made part of the Solitude Rural Site Plan that controls many aspects of The Keep. Having said this, from time to time it may become apparent that realignments of the building envelope may substantially improve a given design and enhance that lot. In these cases, the DRC will carefully consider the impact of changing a building envelope and may support those amendments to the Solitude Rural Site Plan with the County.

Careful consideration should be given to the visual approach to the home, entries, guest parking, garage/service entry, and outdoor living areas. Driveway approaches should consider grade, shading, snow, and appearance. Garages, both standard and oversized, should be given extra thought to incorporate them within the overall design of the home and screened from public view. We encourage the inclusion of outdoor living spaces including landscape screening extending into the site.

All elements of the site plan, including accessory buildings, walls, terraces, pools, landscaping, gardens, courtyards, play structures, and driveways should relate to and reinforce the form, concept, and organization of the home. It is recommended that an overall masterplan for the lot be developed as part of the conceptual design phase of the project so that ultimate goals for a home can be better coordinated through the balance of the design process.

SITE PLANNING ELEMENTS

Each site plan must develop basic site criteria including entry presentation, development of outdoor rooms and yards, screening of the auto court, screening of objectionable views from the site, and careful use and respect of the site's existing vegetation, topography, and natural drainage. Homes should blend with the natural terrain to minimize the impact of a given home when viewed from surrounding areas.

Environmental conservation at **The Keep** is extremely sensitive. The Design Review process will focus strongly on maintaining and accentuating the existing assets of each site. To this end, each site design must start with a survey that should be available during the pre-design meeting. **Each Survey should include; property lines, lot corners & survey pins, topography at one foot intervals, the building envelope, utilities & easements, adjacent paved surfaces & edges, accurate tree and shrub locations, drainage features, views, access easements, and the location of existing or known planned adjacent structures.** Topographic and vegetation information is required for the entire frontage and at least 50' beyond the building envelope including the entire access path to the public road. If possible The survey should also be overlaid with a recent aerial photo background such as the satellite view from Google Maps or as provided by a drone. Please note that the removal of significant "Scrub Oak" will not be allowed before, during, or after the construction of a home.

Home sites in the ravine areas are located along the southern border of **The Keep**. They are characterized by the deep erosion of rolling meadows into ragged ravines below. Interlaced among the slopes of grasses, cacti and wildflowers are colorful sedimentary rock outcrops, dotted with stands of shrub oak, juniper, and exquisite isolated Ponderosa Pines. Views from these home sites are dominated by dramatic panoramas of the Front Range.

Rocks, existing plant material and natural drainage features should be protected from disturbance and incorporated into the overall site design. The Homeowner should preserve the natural vegetation and land form while maximizing its screening qualities. The site's stands of Gambel Oak and individual Ponderosa Pines must be respected, but where significant improvement of a design is possible, the existing plant materials may be removed with specific permission of the DRC. Due to its extremely slow growth, Scrub Oak should not be removed, but should be regularly cleaned of organic debris to reduce fire hazard. Each design should respect existing natural view corridors. Perimeter grades should stay natural on the steeper sides of the site but may integrate with the lower profile elevations in the meadows areas. Walkout opportunities abound. Stone retaining walls should be used liberally to minimize grading disturbance within the site. Building envelopes have typically been located in the upper meadow area of each site allowing for relative ease of construction but increasing the ridgeline profile of each home. Integration of the house into the significant features of the site will help reduce this ridgeline profile visibility. This integration will also offer opportunities to extend patios and other outdoor living into the ravine sections. This approach will help strengthen the rugged nature of these unique sites.

Home Sites within the meadow areas, are dispersed throughout the central area of **The Keep**, and are characterized by gently rolling hills of native grasses, yucca, prickly pear cactus, wildflowers, and grassy meadows. Cottonwood, alder, and willow dot the drainages that meander through this highly visible landscape. Meadow sites are unique due to the visual continuity offered by the gentle terrain. Views

from these Home Sites include the open space and conservancy to the north and the adjacent forest sites to the east.

. Siting should be dictated by privacy, views, and isolated natural features. Construction of earth berms that complement the natural terrain of the site and planting wind breaks that control storm exposures will assist in creating privacy and shaping desirable outdoor spaces. Design and development of other site design features should be utilized to create a strong connection between indoor and outdoor spaces of the home, provide screening from adjacent home sites, and develop effective entry promenade and view enhancement.

The forest home sites are located on the eastern perimeters of **The Keep**. These Home Sites are characterized by flat to moderate slopes, random rock outcroppings, and are covered by stands of Ponderosa Pine and native shrubbery. Occasionally, drainages cut through and small meadows intrude into the dense stands of trees. Views from these home sites are often limited and are framed across open adjacent meadows in random directions.

Tall trees and natural drainage features should be protected from disturbance and should be used to shape the overall site design. Instead of creating a clearing for the home, natural clearings should be explored for the home site and useful outdoor spaces. . Fire breaks should be incorporated as design features so that they appear integrated and enhance the architecture of the home. The homeowner should preserve the natural vegetation and land form while maximizing its screening qualities. The site's stands of Ponderosa Pine must be respected, but where significant improvement of a design is possible, the existing plant materials may be removed to allow for exceptional designs with specific written permission of the DRC. Homeowners are reminded to remove dead limbs and plant materials regularly to mitigate fire risk on their lot.

The site design should respect natural view corridors and be developed to enhance them. Stone retaining walls should be used liberally to minimize grading disturbance within the forested areas of the site.

OUTDOOR LIVING

The beautiful location of this community and Colorado's mild weather create ideal conditions for both active and passive outdoor living experiences.. Each home design should include opportunities to make use of this Colorado way of life. . Outdoor living areas should be carefully planned during the design of the home to make use of both the natural assets of each site as well as having a direct relation to its counterpart within the home.

Each outdoor area should be enhanced and screened with appropriate use of existing natural features, existing vegetation, berming, landscaping, site walls, retaining walls, and building mass. These tools should be utilized to make these intimate outdoor rooms extensions of the home and to blend them with the natural surroundings. All walls should be of the same materials as the home to visually integrate the home with the site. View axes and corridors should be developed for exterior spaces in the same manner as they are for important interior spaces. Covered exterior areas are required and controlled in the Architectural section of these guidelines. Shading landscaping can be incorporated to reduce heat buildup in these areas.

Remote outdoor spaces are encouraged and may be developed amidst the rock formations on Ravine sites and within the trees on forest sites. When this occurs, retaining structures should be of stone to complement the natural outcrops. Development of patios and terraces formed with low landscape walls and berms is encouraged on meadow sites.

MINIMUM SIZES & QUANTITIES, BUILDING ENVELOPES, BUILDING HEIGHT

The minimum home size is two thousand four hundred (2,400) square feet, excluding garages and basements. Only one principal dwelling unit shall be allowed per parcel.

The building envelope establishes the front, side, and rear lot setbacks. The building envelope does not represent the ultimate shape or architectural appearance of the home. It is merely a boundary within which a home and its accessory structures may be built. No structures or improvements including pools and spas, will be allowed outside the Building Envelope. Retaining walls, driveways, address monuments, plant materials, and other improvements of a similar character and impact may extend outside of the building envelope (Solitude Colorado Rural Site Plan general note 6). In general, significant grading changes not associated with the septic system or the driveway and garage access should be avoided as they will require significant landscaping outside of the building envelope which is not allowed per the Solitude Rural Site Plan..

The Building Envelopes were established during the Rural Site Plan development process and each represents a legal boundary (Solitude Colorado Rural Site Plan general note 4). They have been established to protect the visual character of the site as seen both within and from outside the site. They provide open space and maintain or enhance wildlife habitat and movement corridors. They preserve steep slopes, rock outcroppings, riparian areas, native vegetation, and other sensitive areas. They further serve to control private fencing. From time to time, it may become advantageous to adjust the building envelope to better serve these purposes or take better advantage of a given site asset. The DRC will support such an adjustment when it is shown that the above criteria are maintained and there is significant improvement to the overall design and development of individual site assets. In order to obtain a Building Envelope adjustment, the Owner or his team will need to apply for a Rural Site Plan Amendment through the County by showing that the adjustment will not compromise the purpose of the Building Envelopes or the intent of the Rural Site Plan as stated in the Douglas County Zoning Resolution for Solitude as amended (per the Solitude Colorado Rural Site Plan general note 5). An adjusted Building Envelope cannot be significantly larger than the existing Envelope.

The maximum building height is set at 35 feet. This height represents the maximum elevation of the home as measured from the average pre-construction grade elevation points at the four main extant corners of the proposed structure. No portion of any structure, including, roof ridge lines, walls, parapets, cornices, etc. may exceed this height limit. Chimneys and vents may exceed this height by five feet. In addition, structures on Lot 53 may not exceed a horizontal plane set 22 feet above the existing high point of the lot (Ref. Solitude Colorado Rural Site Plan note 15).

ACCESSORY BUILDINGS

In keeping with the desired design development of exterior spaces it is anticipated that significant architectural elements will be incorporated into the site plan. Accessory buildings or facilities such as gazebos, greenhouses, detached garages, storage buildings, tennis courts, pools, pool and tennis houses, cabanas, hot tubs, workshops and studios, etc., shall adhere to these Site Development and Architectural Design Guidelines. It is important that the siting, grading, massing and scale, as well as forms, materials, and other detailing should be coordinated with the main structure on the home site. No temporary sheds will be allowed. No guest houses or caretaker residences are currently permitted on any parcel (Solitude Colorado Rural Site Plan general note #16), however this restriction may be modified by future Douglas County action.

GRADING

All home site improvements and grading should be designed to harmonize with and accentuate the architecture of the home and natural features of the site as well as maintaining good drainage through the site and around the home. Driveways, where possible, should be parallel with the contours or, if they have to cross contours, should incorporate low retaining walls and berms to minimize grading and provide screening of the pavement from the road. All grades should be "rolled" back into existing contours, so that after revegetation no sharp contrast exists between existing and disturbed slopes. Slopes should never exceed 3:1 (horizontal to vertical).

No grading shall extend beyond existing property lines of the home site except at the driveway entrance. No grading may be performed within forested or heavy shrub areas without express written permission of the DRC. No grading may be performed that will destroy any significant existing natural feature or drainage of a site. All areas to be preserved (trees, shrubs, rock outcrops, etc.) shall be marked and protected with black vinyl construction fence set no closer than the outer drip line of the tree or shrub (the root zone) throughout the construction period. Construction stockpile areas must be designated and approved prior to start of construction in order to minimize unplanned disturbance of the site.

ENTRY MONUMENTS AND ADDRESS NUMBERS

At the drive entry, it is required to provide some type of home identification. Pillar shaped entry pedestals are discouraged in favor of site integrated rock designs that will express the individual nature of each home site. These stone features should include an address marker for the home and an indirect lighting source such as back or down lights. No direct lighting will be allowed as part of these features. The features should utilize the local natural stone palette whenever possible. The monument should generally not exceed 6 feet in height and must be incorporated into the grading of the site.

DRIVEWAY, APPROACH, AND PARKING

The drive should leave the road at no less than 60 degrees. The drive must allow for any required road drainage. Only one driveway connection to the road will be permitted per lot.

In order to maintain the rural character of the community, paving from the road and up to the immediate environ of the home must match the asphalt street paving. Paving beyond the asphalt drive should integrate into the design of the home. The Design Team may consider the use of alternative paving materials and or detailed bordering or inlays to complement the architecture of the home only in the immediate area of the home. Acceptable paving materials in the environ of the home include colored concrete, brick or stone pavers, exposed aggregate concrete, chip coat asphalt, stamped or textured concrete.

Each driveway or entry court should be designed to allow at least two guest parking spaces easily accessible to the entry of the home. The outdoor storage of boats, campers, motorhomes, snowmobiles and other recreational vehicles is not permitted in **The Keep**. If these items are part of the household, they must be stored indoors. Appropriate facilities to accommodate this should be included in the design of the home (Solitude Colorado Rural Site Plan page 14 III.D.1).

Driveways may not exceed 8% in slope.

Indirect driveway lighting is allowed and should be integrated into the design of the drive. Lighting levels should generally decrease as you move farther from the home. The lighting design must be submitted and include specific cut sheets of the proposed fixtures and location of fixtures.

AUTOCOURTS, SERVICE COURTS, & GARAGE

Each home should provide enclosed spaces for all permanent vehicles stored on the site. While there is no limit on the number of enclosed spaces, these garages should be planned to minimize their impact on the aesthetics of the home and the site. Garage entries should be oriented away from the home entry and not front the street. Garage entries and aprons should be screened from adjacent homes and view corridors with substantial berming, landscaping, and/or walls creating a sense of closure. The resulting "Auto Court" should be well detailed and provide adequate maneuvering and snow removal space. The number of garage doors should be kept to a minimum and not exceed four portals visible from any one direction. No vehicles, trailers, or campers may be parked outside for more than 72 hours per the CC&R's.

FENCES AND WALLS

It is understood that the heritage of this land is ranching and that fencing is consistent with that heritage. However, fencing within the community is generally discouraged as it tends to break up the visual continuity of **The Keep and wildlife movement corridors**. Fencing must always be submitted and approved by the DRC prior to installation. Fences and site wall designs should be well considered and complimentary to the style of the individual home. They should integrate cleanly with the landscaping and should be detailed on the submittal documents. Consider running less visible fencing through the existing vegetation to minimize it's impact on the site and community. Per the CC&R's, fencing may not extend beyond the Building Envelopes (Solitude Colorado Rural Site Plan general note #11) with the exception that fences are permitted on **The Keep** Boundary (Solitude Colorado Rural Site Plan general note #12). All Fencing must be wildlife friendly whenever possible.

Driveway gates are discouraged and may not be installed with 100 feet of the road and may not be visible from the road.

Pool enclosures are required per Douglass County Rural Site Plan development standards and must be complementary and integrated into the design of the pool, home, and its accessory structures. Pool enclosures should not exceed 8,000 sf. Pool enclosure materials may include masonry (no visible concrete block) and wrought iron and be detailed to match the home. Pool enclosure fencing must be screened on the exterior by significant landscaping and berms whenever possible. Pool enclosure designs must meet County requirements of 5 feet in height and constructed so as not to allow the passage of a 6" sphere.

Pet runs are encouraged as pets are not allowed to roam freely at **The Keep**. Pet runs should not be freestanding elements but should be tucked in against the home or accessory structure to minimize their visual impact. These fences must be of a design that matches the detailing of the home and may include masonry or wrought iron. A black vinyl clad wire fence may be added behind an open style fence. Integration of the pet fence with the design of the home is required. Pet enclosures must be screened with heavy landscaping, not exceed 600 sf, and not be visible from the front of the lot. Electric dog fences are allowed but must be held back a minimum of 50 feet from any public area, trail, or adjacent site. Per **The Keep** CC&R's, dogs must be leashed whenever they are out of their specific enclosed runs or electrically defined areas. Keep in mind animal runs may not exclude predators.

Privacy walls may be included in landscape plans to enhance the privacy of certain outdoor areas. They should generally be of materials consistent with the design of the home and appear to be extensions of the home or accessory structure. All mechanical equipment must be screened from view by privacy walls.

Fences are permitted around tennis courts not to exceed 12' in height. Side court fences should be lower. These fences must be of a design that matches or compliments the detailing of the home and should include masonry piers with black vinyl clad wire or wrought iron infill fencing. Articulation of the fence line is encouraged as is integrating them with an accessory structure matching the detailing of the home. These fences must be integrated into the landscape design. Additional tennis court requirements are included in the landscaping section.

Retaining walls should be made of stone and should not exceed 3' in height. They should be of the same masonry used in the construction of the home when they are connected to the home. Walls that are independent of the home should integrate stone that is consistent with the adjacent landscape. No exposed concrete, concrete block, versa-lok, or timber walls will be allowed.

Fences and walls must not interfere with Community Drainage.

POOLS & TENNIS COURTS

Swimming pools, tennis courts and related features must be located within the building envelope per Douglass County Rural Site Plan general note #6. Due to the large surface areas of these structures, special attention must be paid to their drainage requirements. On-site water retention areas may be required. In no event shall the installation of this type of structure have an adverse impact on the drainage of an adjacent lot. Forest lots and smaller Building Envelopes may not support these structures.

The color and texture of these structures should be chosen to harmonize with the adjacent land forms. Integration of the required fencing with retaining walls and natural land forms is encouraged. For pools dark plaster and integration with rock formations are encouraged. No above ground pools are allowed. Swimming pool submittals must indicate the elevation of the top of water relative to the site benchmark. All equipment must be located on the site plan and may not be visible or heard from adjacent lots. The materials proposed for the construction must be submitted including temporary covers and surrounding paving designs. Enclosures must be submitted for approval and will be subject to the same criteria as any architectural structure on the site.

PLAY EQUIPMENT

Play equipment is encouraged in the community and must be submitted for approval by the committee. Play structures should not be located on the front portion of the lot or outside the original Building Envelope, as they may create a visual and audio nuisance to the adjacent owners. Play equipment must be screened from adjacent lots with substantial landscaping, berming, site walls, and/or other techniques and must be placed within the Building Envelope. Wherever possible, materials and detailing from the home should be introduced into the structures. Play structures must be integrated into the landscape plan. Trampolines are encouraged to be “flush with the earth” fully recessed installation.

DOG HOUSES

Dog houses may be included inside pet runs

EXTERIOR LIGHTING

The Keep supports a dark sky initiative and recommends that the impact of outdoor lighting be considered when designing an exterior lighting program. Exterior lights should be on time clocks to turn off after evening. Each home’s exterior lighting program must be fully developed, well conceived, and fully documented with spec sheets for each fixture for review and approval by the DRC. All lighting is limited to the Building Envelope and access corridor and must be approved by the DRC.

Lamps for surface mounted fixtures where the lighting is direct should never exceed 400 lumens. Sodium lighting is not allowed. Auto court lighting must be concealed and generally directed back toward the home. The use of building highlighting is discouraged and will only be permitted upon submittal and specific approval. Gas light fixtures must be submitted along with electrical lighting fixtures.

Security lighting – When lighting for security purposes is desired, it must be concealed within the building or site walls and must not cast direct light more than 50 feet from the home and in no event beyond any lot line. Such security lighting may not be permanently turned on and must be zone controllable. Direct glare fixtures should be avoided. Exposed floodlighting will not be approved.

Landscape lighting – Low level landscape lighting surrounding a home is permitted. This lighting may extend to the streetscaping zone and should generally diffuse toward the lot boundaries. Both up lighting and down lighting are allowed as part of the landscaping plan. Light fixtures must be concealed and should be bank switchable. Light sources must be white and should not exceed 60 watts. Lighting may include limited higher wattage specimen lighting. Direct glare is not permissible.

Driveway lighting -- Attractive drive lighting in keeping with the character of the home may be utilized. Fixtures may not exceed 4' tall and should be down type lights. Direct glare lamping is limited to natural gas lighting. Fixtures should be integrated into the landscape plan. "Runway" type lighting concepts along driveways are not allowed.

Entry monument lighting – Lighting at the entry monuments to identify homes is required, and in all cases shall be non-glare concealed source.

Activity lighting – Lighting for Tennis courts is not allowed.

Exterior lighting in which the direct source is visible from a neighboring property or which produce excessive glare to pedestrian or vehicular traffic shall not be allowed. Lighting with substantial dark sky impact shall not be allowed.

FLAGPOLES, BASKETBALL HOOPS, & MISC.

Flagpoles are allowed in the community. Their design and location must be submitted and approved by the Committee. They must be incorporated into the landscape plan. Pole height is limited to 20'.

Basketball hoops must be submitted for approval. These items must be placed within the building envelope per **The Keep** CC&R's.

SOIL STANDARDS

Owners are responsible for having a soils test and soils report prepared by a registered professional engineer. A minimum of three borings is required. The Owner is responsible for assuring that the proposed design improvements and construction comply with the findings of the soils engineer's report. Structural floors are required on expansive soils. All disturbed soil shall be amended per the Landscape Standards prior to landscaping. The Committee shall not have any liability to any Homeowner or any other interested party with respect to the condition of soil on the Home Site.

SEPTIC SYSTEMS

Your home in **The Keep** will require a septic system as there is no community waste water facility. Septic system design must be performed by a qualified licensed professional Engineer and will require onsite borings of the soil. Each septic design may include several concrete tanks and a large field used to distribute the water portion of a home's waste. The tanks will need regular maintenance every

couple of years that will require truck access within a hundred feet or so. Keep in mind that the field can exceed 10,000 square feet in size and thus must be located and approved during the design phase of each home.

Septic systems can have significant impact on a given site as their design may require specific grading and the removal of existing flora. In addition to the impact of installation, once a system is in place, you may find that your system design requires no significant overburden grading and limited landscaping (grasses) to be planted over the system in order for it to function properly. These things must be kept in mind when selecting a suitable site for the septic field so as not to interfere with planned or future additions to either the home or landscaping or the scarring of large portions of the site. It is recommended that the septic field be placed some distance from the home in order to minimize future impact. This is especially critical for builder developed homes that do not have a homeowner during planning and construction. Designs that respect the existing flora are encouraged. Systems may be placed outside of the building envelope.

The location and scale of the septic system must be submitted to the DRC for review and approval. The DRC will review the location and site impact of the septic field as part of final approval for construction (Solitude Colorado Rural Site Plan general note #28). Grading for septic drain fields should conform to the natural terrain. All inspection ports should be painted to blend with the adjacent plant materials.

DRAINAGE

Alteration or disruption to existing and planned drainage courses should be avoided. Where disruption or realignment must occur, reconstruction must be effected in a naturalized manner which will allow water to percolate instead of concentrate (no sharp angles, but like a stream) allowing water to flow in a non-destructive course. If the outlet point from a lot is shifted, prior written permission from adjacent property owners must be submitted and effective drainage must be provided for the adjacent lot. Any such changes must be submitted to the Committee for review and approval. If culverts or structural channels are required, these should be designed to blend in with the surrounding environment.

It is the responsibility of the Owner, his Design Team, and the Owner's contractor to design and implement successful drainage on their site. Upon completion of any residence or associated structure(s), the home site shall be final graded in a manner so as to insure positive drainage away from the structure's foundation. Drainage swales should be designed to have a minimum grade of 2 1/2 percent. Swales shall be no closer than 10 feet from any foundation wall. Minimum slopes away from the foundation should be ten (10) percent for the first ten (10) feet or in accordance with the Owner's soils engineering report, whichever is most restrictive. On each property, the location and the volume of water that currently enters and departs the site must be accepted including projected increases due to the impervious areas of future upstream improvements. Existing roadside riprapped swales may be modified with the addition of topsoil to the voids between the rocks to allow grass growth between the existing rocks.

RAIN BARRELS

Colorado allows the use of two 50 gallon rain barrels on a residential site (HB 1005). These may be used but must support The Keep's aesthetic design standards. They must be submitted for review and approval prior to installation and should complement the architecture of the home. It is appropriate to screen or integrate them with landscaping or architectural features of the building. Industrial looking barrels will not be allowed.

EROSION CONTROL

During all site construction, techniques for controlling erosion within the Home Site and onto other sites shall be implemented and maintained by the builder. Techniques include but are not limited to the temporary use of sedimentation basins, filtration materials such as straw bales, wattles, and permeable geotextiles fences, slope stabilization fabrics, tackifiers, and temporary seeding of stockpiles. Tracking pads will be required at the site entrance during construction. These "Best Management Practices" shall be maintained in good working order during the entire construction process and until permanent installation of landscaping has taken hold in order to prevent any sedimentation beyond the defined construction zone. No debris of any kind may be buried on site or placed on or under any community property. All sites must be seeded and mulched at the completion of final grading. In addition, all Douglas County regulations must be met. Final plan submission must include a well-designed Drainage, Erosion, and Sediment Control plan (DESC) showing all controls planned (can be part of the Site Logistics Plan). The Grading on this plan must be consistent with all prior grading reviews by the DRC. Any siltation of natural features or debris carried onto the road must be removed within 24 hours of the event. The DRC reserves the right to levy fines for any infractions to this section.

Architectural Guidelines

The Keep intends to create a distinguished western community, cohesively woven together with natural landscaping and history of Tweet Kimball's Cherokee Ranch.

These Design Standards have been developed with attention toward general goals and concepts and less attention toward individual styles in order to allow personal expression within a visually cohesive community.

All hazardous wastes generated during construction must be properly disposed of off-site at an appropriate disposal facility. No onsite disposal of trash is allowed. No asbestos containing materials will be allowed in the construction of homes in **The Keep**. Consider eliminating formaldehyde from your construction materials.

These standards will encourage designs that are harmonious with the local natural environment, reduce apparent visual mass, incorporate materials, color and textures which generally blend with the landscape, and develop proportions and details appropriate to the specific home site. To accomplish this goal the following minimum architectural standards shall apply.

MASSING AND BUILDING ORGANIZATION

In reviewing the forms of a proposed building, careful scrutiny will be given to the massing, proportions, and overall scale of the building in relation to the specific characteristics of the home site. The Design Review Committee will encourage designs that achieve a delicate balance between distinctive form and subtle impact on the immediate environment.

Each home should reflect a natural balance between its individual mass elements and the character of its site. Careful consideration should be given to the use of well-placed and proportioned dormers, covered upper level outdoor spaces, and roof decks (widow walks) to break up large roof lines and enhance view opportunities.

The proportion of the entry must be well balanced with the rest of the home.

All elevations of the home must be given equal importance and must maintain continuity of the building fenestration, materials, and detailing. As we have remarkable views in many directions, consider orienting that main floor to the adjacent high grade and walkouts to the adjacent lower grades.

Three-story vertical walls are not allowed, and two-story planes must be kept to a minimum, utilized only to develop attractive visual tensions. Garages masses out of scale with the balance of the home are not appropriate for The Keep. Walkout exposures generally introduce the tallest walls of a given home and the most significant vertical exposures. Consider extending the lower level footprint beyond the main level walls in these areas. The Rural Site Plan for the community requires at least three planes separated by at least 2 feet on each building elevation.

Wherever possible garage doors should be oriented so that access is indirect and views of garage door openings are minimized. Covered walks or breezeways may be utilized to affect garage isolation and should be designed to complement the architecture.

Please note that 3D renderings are required as part of the design review process in order to review massing and overall design on all sides.

- **Ravine Sites Massing**

The large rock outcroppings and the isolated nature of these Home Sites provide an opportunity for unique architectural styles. The potential exists to incorporate the stone outcroppings and scrub oaks into the design of the homes. Appropriate massing, careful detailing and a strong expression of structure will be required. Building profiles should express the dual nature of these Home Sites. Vertical profiles adjacent the ravines, complementing the upright aspect of the natural rock formations, and low profiles against the meadow, keeping with the rolling appearance of the open meadows, are appropriate.

- **Meadow Sites Massing**

The proposed architectural improvements should strengthen the character of the Home Site. Low lying and understated building profiles and forms are more compatible with the rolling terrain of these lots. Sensitive and careful articulation of the homes massing should reinforce the concept that the home is part of the terrain. Single story or one and one half story building elevations will emphasize the horizontal and will merge the residence with the landform more successfully. Opportunities should be created to develop on grade courtyards and covered exterior spaces that extend the home comfortably in all directions on the site. Wing walls, site walls, and berms can be used to blend the architecture of a home into the site.

- **Forest Sites Massing**

The proposed design should reinforce the character of these Home Sites. Proposed structures should make use of the surrounding trees for the development of view corridors, privacy areas, and inspiration. The building footprint should be respectful of existing trees and will be smaller than those of meadow home sites. The vertical nature of the forest may be reflected in the massing of the home allowing for larger upper floors. More flexibility will be allowed on these sites relative to building and wall heights for those elevations adjacent to trees. Site connections should be developed at all levels of the home to enhance the experience of the trees from the home. Upper floor covered decks may enhance those opportunities. Removal of trees to improve views generally will not be approved.

BUILDING ARTICULATION AND SHADOW LINES

Integrated covered patios and decks are encouraged and should comprise significant portions of the building perimeter. It is strongly recommended that protection from the western sun be incorporated into the design of each home including outdoor spaces so that they can be used in the afternoon and evening.

A minimum of twenty (25) percent of the exterior wall plane on the main level should comprise “shadow space”. Employ architectural elements such as; porches, trellises or verandas, in order to create shade and shadow. Consider significant main level hard surface decking over portico type structures to enhance shadow lines.

ROOFS

The roof form is the most prominent visual element of a home and central to defining its architectural character. Therefore, the form and materials used to create a building's roof will be given special attention during design. Care must be given when combining roof forms to maintain the integrity of the architectural forms. Well detailed fascia and eave treatments serve to frame the roof as a strong design element and are encouraged. “Green roofs” (covered with plants) may be appropriate on certain lots and architectural styles.

Due to the impact of HB 125 the DRC recognizes that the potential for solar electric implementation will be a matter of time. So, let's plan for a best practice aesthetic outcome for panels and include their

current or future implementation in each design. Installations must be in keeping with the high quality and aesthetics required for the balance of construction and design of the home. Please refer to the solar section for support on including solar in the design of your home.

Slate, concrete and clay tile, and certain metals are appropriate roofing materials for **The Keep**. Metal roofs may be copper, black zinc, core 10 steel, monel, terne, and certain low reflection patinaed synthetic finishes with special approval of the DRC. When using metal roofing, it must be appropriate to the architecture as well as sensitive to light reflection. Roof forms that focus light will not be approved due to the danger of fire. Shakes and wood shingles are not allowed by Douglass County as **The Keep** is in a county Red Zone. All roofing must be class 'A' fire rated. Other roofing materials will be considered and accepted if they are appropriate for the home design and quality.

All extensions from the roof such as chimneys, flues, roof vents, gutters, plumbing stacks, skylights, etc. should be carefully located and finished to complement other elements of the design. Unfinished and exposed galvanized metal detailing will not be allowed. Flues, plumbing, and roof vents must be located out of view from the front of the home. Wherever possible, plumbing vents should be collected within the structure and vented as a single unit. All furnace and fireplace flues should be incorporated into chimneys.

EXTERIOR MATERIALS & COLORS

All materials and finishes should be harmonious with **The Keep** Vision. The primary materials of each home within **The Keep** should be full or veneer natural stone and masonry in colors that are compatible with the local environ. Synthetic stone will not be allowed due to the substantial range of veneer cut natural stone now available. Secondary materials may include; timber, pre-cast masonry for details, detail brick, wood or fiber cement siding, cedar shingles, and very limited stucco. All predominant exterior materials shall be non-combustible including natural wood siding which must be pressure treated for fire resistance. Concrete foundation walls shall not be exposed and shall be faced or finished to blend with the general architectural design of the building. Wood should be carefully planned with regards to maintenance. Exposed wood should generally be refinished every 5 years to maintain its integrity and aesthetic. As brick has an urban character, it should probably not be considered as a primary material. Multiple masonry types, colors, or textures may be introduced when they enhance the concept of the home.

A material and color board will be required during the review and approval process.

The acceptable palette of colors for exterior materials includes subdued earth tones such as grey, green, brown, muted blues or reds, or other similar colors. All finishes should develop a rich feel that is well grounded in the site. Dense warm tones are required to allow the homes to recede into **The Keep**. White, primary colors, and other bright colors shall be permitted as accent colors only. Predominant building colors must not exceed 40% in Light Reflective Value (LRV) regardless of material or type. Copper details should be acid washed to develop a patina prior to completion of construction. Wood trim and steel details shall be painted and maintained in a clean finished appearance.

Special materials that are not addressed in these standards shall be reviewed on an individual basis. Per Douglass County Rural Site Plan development standards, fire resistant construction is highly encouraged.

DETAILS

Details should be applied consistently around the entire home, not just in the front.

In an effort to create a community wide sense of architectural detailing, expression of the building's structure is strongly encouraged. This expression can take many forms from timber trusses to expressed post and beam work. Exposed rafter tails, expressed headers at window and door openings and similar use of timber for porch framing is strongly encouraged. All exterior details must be well documented on the final submittal.

CHIMNEYS AND THE HEARTH

Chimneys make a dramatic statement on any house and remind us of the social interaction that occurs around the kitchen and family. They play an important role in the detailing of a home by providing needed vertical expression. Detailing of each chimney should be done as an individual expression for each home.

Chimneys and vents may exceed the maximum roof height by up to five feet. Exposed metal flues and spark arrestors are not acceptable chimney terminations. Concrete, masonry, and clay chimney caps must be designed to complement the major architectural elements of each home. Through-the-wall flue terminations (belly buttons) should be hidden on the backside of chimneys.

WINDOWS AND OPENINGS

The windows of a building are an important part of its overall visual impact and should be carefully proportioned and detailed. Location, type and size of window openings should be carefully considered for their affect on proportions, continuity, energy collection, and natural illumination.

Garage doors should be recessed a minimum of 12". Strong consideration should be given to the material and detail of the garage door face in order to integrate the door design with the adjacent home materials and the home itself. Items such as iron banding, applied trim, raised panels, vision lites, and beaded siding are appropriate. Over height garage doors must be integrated into the building massing such that they do not require walls that are out of scale with the home.

GREENHOUSES & SKYLIGHTS

Greenhouses and solariums must be submitted for approval. Whether attached or detached, greenhouses must be fully integrated into the design of the home and the site plan. They must include masonry detailing and side walls that match the balance of the home and may not have the appearance of a prefabricated unit. Mechanical venting systems must be concealed.

Skylights must be designed as an integral part of the roof. Skylight glazing may be clear or tinted glass. Bubble type plastic skylights and reflective glazing are prohibited. Skylight framing and flashing material must be bronze anodized or colored to match the adjacent roof. Unfinished natural aluminum framing and flashing is not acceptable.

DECKS & RAILINGS

Outdoor patio spaces and decks allow the resident to fully enjoy the unique setting of the Home Site. These spaces should be an integral part of the architectural design and be incorporated into the existing land forms and vegetation. Decks and balconies must be integrated into the building through the use of similar materials and detailing. Decks should be built of substantial materials such as concrete with waterproofing membranes.

Railings must be carefully and individually detailed for each home and be consistent with the character of the home. Iron and masonry railings are the community standard. Details of railings, including supporting posts, should be included with the preliminary submittals at a scale of at least $\frac{3}{4}$ " to the foot.

BUILDING ACCESSORIES

Exterior building accessories such as shades, shutters, screens, pergolas, trellises, and other elements have an impact on the exterior elevations and require specific approval of the DRC. The submittal should include full architectural elevations and detailing including specifications, measurements, and actual material samples. The submittal will be reviewed in the context of the character of the home. If these are modifications to an existing home, provide photos with the modifications pasted onto them.

AWNINGS

Fabric awnings will be approved only with special review. Awnings and window shading treatments must be consistent with the architecture of the home and may only use conservative colors that blend well with the surrounding materials. Submittals must include full architectural elevations accurately showing the implementation of the awning.

GUTTERS & DOWNSPOUTS

Gutters and downspouts are required and must be designed as complimentary architectural features. Details must be consistent with the character of the home and should be indicated on building elevations of the preliminary submittal. Doglegs in downspouts to bridge surface detailing should be avoided. Downspouts may be installed in copper or other prefinished metal. Strongly consider the use of collector boxes and other ornamentation. It is recommended that downspouts be attached to an underground leader system daylighting in a manner that integrates into the overall drainage plan for the community.

MECHANICAL EQUIPMENT & UTILITIES

All exterior utility equipment shall be incorporated into the building design. The equipment should be fully screened from sight and insulated for sound attenuation. No window air conditioners will be allowed. Utility connections shall not be visible from the street. Electrical panels and meter housings shall be located in enclosed cabinets or behind screen walls in such a manner as to make them invisible. Mechanical devices such as air conditioners and pool equipment must be screened on all sides by walls and significant landscaping. All equipment shall be painted to match the adjacent materials.

SOLAR

All solar equipment shall be flush mounted, incorporated into the building mass, and integral to the building roof or wall. Provide head and sill details of the array showing how the array will be made flush with the adjacent roofing and allow under panel ventilation. It must be architecturally compatible with the residence avoiding any unique massing. Solar panels may not appear to be set on a sub-structure foreign to the roof line of the home. Panels should be black with dark anodized aluminum trim or finished to match the roof. No plumbing, electrical conduit, or bright metal may be exposed. Panels should be limited to a single roof plane whenever possible. Panels should be aligned in a single orientation be contiguous, and integrate into the overall roof design. Triangular spandrel panels that match the adjacent solar panels should be considered to fill stair step edges. No plumbing stacks can be located within the array. Inverters should be located inside the building. Exterior mounted equipment must be painted to match the adjacent surfaces and must be screened.

WIND ELECTRIC GENERATORS

Wind Electric Generators (generator) are discouraged within the community, but may not be prohibited per Colorado Statute. Generators must be submitted for review, where the Committee will make every effort to minimize the impact of these structures on the community. The generator must be erected within the building envelope. The generator must be equipped with sound mitigation equipment such that it will not be heard by adjacent homeowners. The generator may not exceed the building height limit. Generators must be maintained in good and functional condition. Generators and their towers must be painted to blend with the surroundings. Generators may not be sized larger than necessary to serve a single home.

ANTENNAE

No antennae may be visible on the exterior of any home in **The Keep**. TV and radio antennas are allowed in accordance with the Federal Telecommunications Act but must be fully concealed in attic spaces. Satellite dishes will be limited to 24" maximum diameter should be concealed or screened and painted to match the adjacent surfaces. Dish location and type must be submitted for approval and should be anticipated during initial design.

TRASH CONTAINERS

Trash containers must be stored in a fully enclosed space such as the garage or a trash room incorporated into the home, auto court, or site wall.

FIRE SPRINKLER SYSTEMS

Residential fire sprinkler systems and monitoring are required per the Solitude Colorado Rural Site Plan general note 3.

INTERNET CONNECTIONS

The community gate control mechanism is internet enabled. As such, it is required that each home must include the required equipment to operate the gate remotely

Landscape Guidelines

LANDSCAPE DESIGN CONSIDERATIONS

The Design Review Committee will evaluate landscape plans to assure that native plant species and natural land forms have been preserved and enhanced by the proposed improvements. The use of indigenous plants and landscape materials will be encouraged. In addition, plant materials, irrigation systems, and maintenance practices which conserve water should be utilized. The duty of the Design Review Committee is to consider submittals within this context and to encourage overall quality through well-conceived and balanced landscape plans. Defensive fire breaks should be incorporated in the overall design of the landscape plan.

Due to the desire to develop landscaping that is tolerant of the local deer and elk populations, evergreen trees should be installed with a minimum size of 16 foot tall and deciduous trees should be provided adequate temporary protection. Minimum landscape plant material sizes have been established as indicated in the Landscape Plant Palette found in the Appendix. Over-sizing is strongly encouraged to offset the impact of the local fauna.

Lots 30 and 53 have specific additional requirements for the placement of a minimum of 10 additional Ponderosa Pines to provide screening of the lot 53 home to properties adjacent to **The Keep** and to minimize the impact of the lot 30 home to wildlife. These requirements are spelled out on page 14 of the Solitude Colorado Rural Site Plan.

PLANT MATERIAL

The use of indigenous plant materials shall be encouraged wherever possible. All introduced plant materials should be drought and deer tolerant and complementary to the existing vegetation. Areas immediately adjacent to buildings may incorporate more traditional landscape materials and design. However, as the landscape begins to move away from the structures and tie back into the surrounding native landscape the use of indigenous plant materials becomes more important. These naturalized areas shall consist of grasses, groundcovers, shrubs, and trees that are native to the site and/or are analogous in appearance. . Linear planting of trees and shrubs along fences and property lines is discouraged but might be used to develop character, enhance view corridors, or create natural snow breaks. Natural groupings of native trees and shrubs that have been incorporated into the overall composition of the landscape design and function as wind breaks are acceptable and encouraged. Refer to the attached plant list for **The Keep** in the Appendix of this document.

All landscape areas within the lot must include at least one canopy tree per 1,200 square feet or one evergreen tree per 1,000 square feet of total disturbed area. Shrub beds must comprise at least 25% of the total landscape areas. Groundcover plants and perennials are recommended for use in all shrub beds in addition to the shrubs. Areas of bare ground, gravel, river rock, river cobbles and bark chips will not be allowed. Due to emerald ash borer, ash trees should not be included in the landscape palette.

SOD

Sod areas are noted as intensive water users. These areas are not prohibited, but should be kept to a minimum and should never exceed 12,000 square feet. Sod should be a low water consumption type such as deep rooted fescues in lieu of bluegrasses. Sod areas should be properly prepped with at least 6 yards of organics per 1000 square feet to allow the soil to store water longer.

LANDSCAPE MATERIALS

Landscape materials such as paving and deck surfaces, mulches, steel edging, sculpture, exterior lighting, etc. should be compatible and harmonious with the architectural design of the structure, surrounding neighborhood, and natural environment. The use of stone or gravel mulch for shrub beds is allowed as long as there is enough plant material to visually cover the rock at the time of planting. Rock mulch is recognized as useful as a limited fire break element and may be appropriate in Ravine Site Designs.

No white stone material will be allowed.

DRAINAGE SWALES

All existing drainage ways must be respected and maintained. Each lot is expected to receive water via the existing drainage points and to evacuate water to adjacent sites at the same discharges that exist prior to construction. Lots with substantial impervious area created by the intended design, may be required to provide onsite water detention as part of their design. The native soils are subject to erosion and each design should consider the impact of the site improvements on erosion. Where stone mulch or rip rap is included in a design for this purpose, it should be native colored material of varied size (2"-36") for a natural appearance. Consider using large flat sided boulders to create any cofferdams that might be necessary.

GARDENS

Protection from rabbits, deer, and other local varmints might be provided with black graduated wire fence integrated with permanent posts as described in the section of fences. Raised beds are allowed, but must be submitted.

RETAINING WALLS AND LANDSCAPE WALLS

A general goal for **The Keep** is to support the sense of openness throughout the community. For this reason, the use of landscape walls should be limited to enhancing the architecture of the home. All retaining walls shall be constructed of stone or stone veneer. No timber walls will be permitted. Retaining walls on the Home Site should be as low as possible. If walls are required to be higher than

four (4) feet or have cuts into the hillside greater than six (6) feet, they should be stepped or terraced to minimize their visual impact unless the form is a significant massing tool incorporated into the architecture of the home. Any walls exceeding four (4) feet in height must be designed by a registered professional engineer. Materials used should complement the natural surroundings and the architecture.

IRRIGATION

All landscaped areas within the lot shall be irrigated by means of an automatic irrigation system as may be required to support the individual species. Irrigation heads shall be positioned to prevent spray from throwing directly onto roadways and walkways. Irrigation systems should efficiently distribute water to plants which require it. Systems must incorporate moisture and rain sensors. Drip or other low water consumption irrigation systems should be used at all trees and shrub beds. All irrigation systems must be designed and installed according to all applicable codes and regulations. Temporary underground distributed irrigation should be provided for areas receiving native revegetation. These zones should be disconnected from the automated controls upon reestablishment of the native areas.

WATER FEATURES AND SCULPTURE

Architectural or landscape water features and outdoor sculpture must be an integral part of the landscape design and are subject to DRC approval.

LANDSCAPE MAINTENANCE

All trees, shrubs, groundcovers, grasses and the irrigation system on each property must be maintained by the lot owner. All dead or dying plant material shall be removed and replaced. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash.

TEMPORARY LANDSCAPING

Large temporary dirt stockpiles should be seeded with temporary grasses such as annual rye.

Construction Period Reviews and Requirements

The Committee may inspect all work in progress and give notice of non-compliance at any time. Absence of such inspection or notification during the construction period does not constitute either approval by the Committee of work in progress or compliance with these Design Standards or **The Keep** CC&Rs. Any Committee visits are in addition to standard inspections required by other jurisdictions throughout the construction process. These construction period requirements must be shared with all participating subcontractors.

All final approvals are valid for a period of eighteen months. If construction does not commence by the end of that period, a new application must be submitted and approved by the Committee. All construction must be completed within two years from commencement of construction.

ARCHAEOLOGICAL OR PALEONTOLOGICAL ITEMS

Although the chances are remote, whenever any excavation within **The Keep** uncovers any material that may be of archaeological or paleontological significance, the excavation shall cease, and the party conducting the excavation shall conduct an archaeological or paleontological evaluation in consultation with the Colorado Office of Archaeology and Historic Preservation.

PROTECTION OF EXISTING NATIVE LANDSCAPING & SITE FEATURES

All existing landscaping and significant existing site features must be protected from construction damage by installing protective black plastic fencing around the construction zone including access to it. In addition, any specimen trees, shrubs, or features shall also be so protected.. Of particular concern is the use of four wheel drive or other vehicles across any site or open space by the contractor or any of his assigns. Serious fines may be levied in addition to the cost of restoration against any contractor whose crews are identified damaging existing flora or fauna within **The Keep**. All erosion BMP's must be maintained at all times

FIELD CHANGES

Changes that must be reviewed by the DRC are those that specifically affect or change the site plan, any exterior elevations and colors or materials as previously reviewed and approved by the Committee. Should any change on the exterior elevation be necessary, regardless of how small it may appear, it will

be the responsibility of the builder to contact the Committee office and get a determination if an official Committee review will be required.

OSHA & SAFETY

All applicable OSHA regulations and guidelines will be strictly observed at all times.

FIRE EXTINGUISHERS

Each Construction site must contain at least one fully charged 20 pound ABC rated fire extinguisher during the entire duration of construction. The location of the fire extinguisher must be accessible by all workers and must be clearly marked with a sign in 6" tall red letters.

GENERAL LIABILITY INSURANCE

Prior to commencement of construction, the lot Owner shall require his or her contractor to purchase general and automobile liability insurance and shall cause this insurance to be maintained for the entire period of construction of the home. This insurance shall be for not less than \$1,000,000 and shall name **The Keep** DRC and The Keep, LLC as additional named insureds on the policy. A certificate stating this and a notice of non-cancelability during the term of construction must be submitted prior to final approval of any submittals.

CONSTRUCTION LIMITS AND LOGISTICS PLAN

The Design Review Committee will require the contractor to provide a detailed plan of construction limits prior to construction. The plan shall, at least, include size and location for construction material storage areas, tracking Pads, limits of excavation, locations for stockpiles of excavation spoils, access areas, parking, chemical toilet location, dumpster, fire extinguisher, utility trenching, location and design of concrete washouts, location and design of vehicle tracking pad, and a construction sign. Plant, natural feature, drainage way protection, silt fence, inlet protection, wattles, and other BMP's as may be necessary to contain all disturbed soils (coordinate with Erosion Control) must be included.

CONSTRUCTION TRAILERS, SHEDS, OR TEMPORARY STRUCTURES

Any construction shelters shall be approved by the Committee and may be in place only while active construction is underway. Such approvals shall be limited to a maximum duration of 12 months.

EXCAVATION

Excess excavation material shall be removed from the property as soon as possible and shall not be placed in common areas, roads, other lots (except as approved on a site specific basis approved by the Committee). Excavation, except for utility trenching and where grade coordination with an adjacent lot has been requested and approved, shall be limited to the Owner's site only. Contractors must follow the approved grading plan for their project and are never to arbitrarily spread excess material over any portion of the lot.

EROSION CONTROL

During all site construction, techniques for controlling erosion within the home site and onto other sites shall be submitted, implemented, and strictly enforced by the Committee. Techniques include the use of sedimentation basins, filtration materials such as straw bales, wattles, permeable geotextiles, and slope stabilization fabrics or tackifiers. Concrete washout areas must be defined and maintained during the construction period of the home. After completion of the home, concrete washouts must be totally removed and reclaimed with approved grading and vegetation. These items must be included in a Drainage, Erosion, and Sediment Control (DESC) plan which must be assembled as described by the Douglass County Grading, Erosion, and Sediment Control Manual (GESC). This plan is subject to approval by both **The Keep** DRC and the County. The DESC plan must be fully implemented prior to the start of any construction.

DEBRIS & TRASH REMOVAL

Owners or contractors shall clean up all trash and debris on the construction site at the end of each day. A trash container shall be located on each building site at all times for containment of lightweight materials, packaging, or other trash materials which may blow off the site. Trash and debris shall be removed from each construction site to a legal dump site off of **The Keep**. No trash may be buried or burned in **The Keep** or placed on adjacent or nearby lots.

VEHICLES & PARKING

All construction and employee vehicles will be parked on the construction site so as not to inhibit traffic or damage surrounding landscape. Vehicles shall not be left on community roads overnight. Construction traffic must limit itself to specified site access points and under no circumstances may vehicles or equipment be driven across or parked on any adjacent lots.

RADIOS & TAPE DECKS

In consideration of the neighborhood character and potential adjoining residences, use of radios and portable stereos should not be audible from adjacent occupied lots.

STORAGE OF MATERIALS & EQUIPMENT

Owners and contractors are permitted to store construction materials and equipment on the construction site during the active construction period only. It shall be neatly stacked, properly covered and secured. Storage of materials or construction equipment outside the approved construction site will be done only with approval of DRC. Any storage of materials and equipment shall be the responsibility of the Owner or contractor. Owners and contractors will not disturb, damage or trespass on other lots or the open space. Shall any damage occur, it will be restored and repaired at the offender's expense.

To use adjoining property or to stockpile materials during the course of construction, the applicant shall obtain written permission from the adjoining property owner for "Right of Entry". The Design Review Committee must be notified and approve of all "adjoining property use and condition".

DRIVEWAY BASE COURSE

In a effort to minimize the amount of dirt and mud tracked on the streets it is required the approximate driveway location be excavated and 8" of base course be placed along the entire length of the drive for access to the site as a tracking pad during construction. This pad must be maintained throughout the construction period.

SITE ACCESS, CONSTRUCTION IDENTIFICATION, & CULVERT

It is required that only one access to the site be established. This construction access must be clearly marked with a 2'x3' painted sign indicating the site address and that this is the construction entrance. This sign must be professionally lettered with 6" black lettering on a tan background. This construction entrance should be the actual drive orientation and should be defined by construction fence on each side of the opening for a minimum of 50'.

CONSTRUCTION FENCE

A black plastic fence securely erected is required on all sides of the construction envelope including the street exposure during the entire construction period. No construction may proceed until this fence is erected.

HOURS OF CONSTRUCTION

Construction noise will be limited to the hours of 7:00AM and 7:00PM on weekdays, and 8:00AM to 5:00PM on weekends and holidays. Please notify your subcontractors to comply with this ordinance.

BLASTING

If any blasting is to occur, the contractor shall be responsible for informing the developer and all residents in proximity of the blasting site a minimum of 24 hours prior.

RESTORATION & REPAIR

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

DUST, NOISE, & ODOR

Every effort shall be made to control dust, noise, and odor emitted from a construction area. The contractor will be responsible for watering, screening or oiling the dust problem area as well as controlling noise and offensive odors from the lot.

PROHIBITED ITEMS & USES

The following are prohibited in this community:

- Changing oil of vehicles and equipment without proper receptacles and removal procedures.
- Concrete equipment cleaning or concrete dumping not confined to an identified concrete washout area on lot.
- Removal of any rocks, trees, plants, or topsoil from any portion of the property other than the Owner's lot.
- Careless treatment of trees or preservation areas.
- Use of spring, surface or irrigation water for any purpose.
- Signs other than approved construction or real estate signs.
- Careless use of cigarettes or flammable items.
- Driving anywhere but paved roads or designated construction drives.
- Loud music
- Rude or offensive behavior of any sort.

- Discarding of construction or other trash onsite.
- Placing or storing materials or vehicles on adjacent sites or open space.
- Harassing, hunting, or injuring any wildlife.
- Use of alcohol or drugs

LEGAL BASIS & STATEMENTS OF LIABILITY

Approval of plans by the Design Review Committee shall not be deemed to constitute compliance with the requirements of any local building, zoning, safety, health or fire codes, and it shall be the responsibility of the Owner to ensure such compliance. Nor shall approval waive any requirements on the part of the Owner or his representative to comply with setbacks, height restrictions, or other requirements unless such waiver or variance is specifically requested at the time of submittal and specifically approved by the Committee and all controlling jurisdictions, and provided that the waiver or variance may properly be granted by the Design Review Committee and local jurisdictions.

The Committee reserves the right to waive or vary any of the procedures or Design Standards set forth herein at its discretion. Any waiver or variance granted shall be considered unique and will not set any precedent for future decisions.

Any reference to “Solitude” in various legal documents is understood to mean “**The Keep**”.

The Keep CC&Rs as established by the applicable Declarations shall remain in force as the legal restrictions governing all construction.

The Solitude Colorado Rural Site Plan as currently amended establishes lot descriptions, building envelopes, certain specific lot requirements, and minimum architectural guidelines that must be followed within **The Keep**. Please take particular note of pages 2 and 14.

The decision of the majority of the Design Review Committee shall constitute the decision of the Committee. Verbal approvals by individual members of the Design Review Committee, individual members of the Board of Directors, or any member of Association staff or The Keep, LLC management shall be considered invalid. All approvals must be in writing from the Design Review Committee.

Neither the Committee nor its members and assigns shall be liable in damages to anyone submitting plans or specifications to them for approval, or to any Owner by reason of mistake in judgment, negligence, or nonfeasance arising out of, or in connection with the approval or disapproval or failure to approve any plans or specifications, or for any injury or damage caused by any improvement constructed with such plans and specifications. Every Owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications, that they will not bring action or suit against the Committee or its individual members to recover damages.

Recommendations by the Committee or any of its members either of potential consultants or design changes are made in good faith but do not indicate that the Committee or its members have completed any diligence related to the recommendations. It is the responsibility of the Owner to diligently research the capability and credentials of each of his Design Team members, whether

recommended by the Committee or not. It is the responsibility of the Design Team and the Owner to review all design recommendations made by the Committee or any of its members for engineering and architectural sufficiency.

The Design Review Committee reserves the right to revise these Design Guidelines as changing conditions and priorities dictate. The DRC assumes no responsibility with regard to soil type or condition, civil, structural, mechanical, electrical, drainage, or other construction details.

SUPPORTING DOCUMENTS

Owners should carefully and thoroughly review all portions of the following documents that are applicable to their property.

- Declaration of Covenants, Conditions, and Restrictions for **The Keep**
- Solitude Colorado Rural Site Plan as currently amended
- These Design Guidelines for **The Keep**
- The Development Guide for **The Keep**

APPROVED LANDSCAPE PLANT PALETTE

The following species have been included because of their native appearance, foliage, form, seasonal color, hardiness and adaptability to the climate and soil. Plant species that have been found to be more deer and elk resistant are indicated by an asterisk (*). Note that no plant is “deer proof”. When other food sources are not available, deer will find most plants palatable. Refer to the Colorado State University Cooperative Extension for information regarding preventing deer damage.

Flowering trees and Fruit Trees may be planted, but the wind and animal exposure must be considered.

- **Deciduous Trees**

Common Name	Botanical Name		Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Amur Maple	Acer ginnala	*	15-20- x 15-20'	NA	8'-10' ht. clump
Bigtooth Maple	Acer grandidentatum		20' x20'	NA	6-8' clump
Bur Oak	Quercus macrocarpa		50-60' x 40-50'	NA	3.5" Caliper
Cole Form Serviceberry	Amelanchier 'Cole Form'		15' x 10'	NA	2" Caliper
Saskatoon Serviceberry	Amelanchier Alnifolia		10' x 8'	NA	4-5' clump
English Oak	Quercus robur		50-60' x 40'	NA	3" Caliper
Golden Rain Tree			25-30' x 20'	NA	

Hackberry	Koelreuteria paniculata		40-50' x 30-35'	NA	8'-10' clump
Honeylocust	Celtis occidentalis		40-50' x 30-35'	NA	3" Caliper
Native Chokecherry	Gleditsia triacanthos		20-30' x 15-20'	NA	3.5" Caliper
Rocky Mountain Maple	Prunus virginiana		15-20' x 15-20'	NA	3.5" Caliper
Shablow Serviceberry	Acer glabrum		15' x 10-15'	NA	8'-10' ht.
Swamp White Oak	Amelanchier sp. 'Shadblow'		30-40' x 40-50'	NA	clump
Thinleaf Alder	Quercus alba		20-30' x 20-25'	NA	8'-10' ht.
Thornless Cockspur Hawthorn	Alnus tenuifolia		20-30' x 20-30'	NA	clump
Washington Hawthorn	Crataegus crus-galli inernis		20-25' x 15-20'	NA	3.5" Caliper
Northern Red Oak	Crataegus phaenopyrum		30-40' x 40-50'	NA	8'-10' ht.
Toba Hawthorn	Quercus rubra		15' x 12'	NA	clump
	Crataegus mordenensis toba				2.5" Caliper
					8'-10' ht.
					clump
					3.5" Caliper
					2" Caliper

- Evergreen Trees

Common Name	Botanical Name		Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Austrian Pine	Pinus nigra		40-60' x 20-40'	NA	16' ht.
Colorado Blue Spruce	Picea pungens		40-60' x 20-30'	NA	16' ht.
Douglas Fir	Pseudotsuga menziessii		50-70' x 20-30'	NA	16' ht.
Limber Pine	Pinus flexilis		60-70' x 25-30'	NA	16' ht. Spade dug
Ponderosa Pine	Pinus ponderosa		40-45' x 30'	NA	16' ht.
White Fir	Abies concolor		40-60' x 20-30'	NA	16' ht.
Pinon pine	Pinus edulis		25' x 15'	NA	6-8' ht
Bristle cone pine	Pinus aristata		30' x 15'	NA	7-8' ht
Bosnian Pine	Pinus heldreichii leucod		30' x 15'	NA	6' ht

- Shrubs

Common Name	Botanical Name	Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Adams Needle	Yucca filamentosa	3' x 3'	4'	5 gallon
Alpine Currant	Ribes alpinum	4-5' x 4'	4'	5 gallon
American Plum	Prunus americana	8-12' x 6-8'	6'	5 gallon
Apache Plume	Fallugia paradoxa	5' x 5'	5'	5 gallon
Arcadia Juniper	Juniperus sabina 'Arcadia'	3-4' x 5-6'	4.5'	5 gallon
Barberry	Berberis sp.	3-5' x 4-6'	4'	5 gallon
Bluemist Spirea	Caryopteris clandonensis	3-4' x 4-5'	4'	5 gallon
Buffalo Juniper	Juniperus sabina 'Buffalo'	18"-2' x 6-8'	5'	5 gallon
Common Mountain Juniper	Juniperus communis	2-3' x 6'	6'	5 gallon
Common Ninebark		8-10' x 8-10'	5'	5 gallon
Common Snowberry	Physocarpus opulifolius	3-4' x 4-5'	4'	5 gallon
Creeping Oregon Grape Holly	Symphoricarpos	12"-18" x 2'	4'	5 gallon
Curl Leaf Mahogany	Mahonia repens	20' x 15'	6'	5 gallon
Dwarf Fragrant Sumac	Cercocarpus ledifolius	3' x 6'	4'	5 gallon
Fragrant Sumac	Rhus aromatica 'Gro-Low'	5-6' x 7-8'	4'	5 gallon
Gambel Oak	Rhus aromatica	10-20' x 15'	4'	5 gallon
Golden Currant	Quercus gambelli	6-7' x 5'	5'	5 gallon
Kinnikinnick	Ribes aureum	4-6" x 1-2'	2'	5 gallon
Leadplant	Arctostaphylos uva-ursi	8' x 10-15'	6'	5 gallon
Lena Broom		3-4' x 3'	4'	5 gallon
Mockorange	Amorpha fruticosa	3-5' x 4-5'	4'	5 gallon
Mountain Mahogany	Cytisus	10-12' x 12'	6'	5 gallon
Mountain Ninebark	Philadelphus	4-6' x 6-8'	5'	5 gallon
Mugho Pine	Cercocarpus montanus	2-8' x 4-10'	5'	5 gallon
Nannyberry Viburnum		15-20' x 8-10'	5'	5 gallon
Oregon Grape Holly	Physocarpus monogynus	4-6' x 3-4'	3'	5 gallon

Pawnee Butte's Sandcherry	Pinus mugo	2' x 5'	4'	5 gallon
Potentilla	Viburnum lentago	2-4' x 3-4'	3'	5 gallon
Rabbitbrush	Mahonia aquifolium	3-4' x 4-5'	4'	5 gallon
Redtwig Dogwood (for wetter areas)	Prunus b. 'Pawnee Buttes'	6' x 8'	5'	5 gallon
Rocky Mountain Juniper	Potentilla fruticosa	15-20- x 8-12'	10'	6' ht. B&B
Russian Sage		4-5' x 4'	3'	5 gallon
Sagebrush	Chrysothamnus nauseosus	5-6' x 5'	4'	5 gallon
Skandia Juniper	Cornus sericea	18"-2' x 6-8'	4.5'	5 gallon
Snowberry	Juniperus scopulorum	2-4' x 4-5'	3'	5 gallon
Tall Western Sagebrush	Perovskia atriplicifolia	5-6' 5-6'	4'	5 gallon
Threeleaf Sumac	Artemisia tridentata	4-5' x 5-6'	4'	5 gallon
Wax Currant	Juniperus sabina 'Skandia	3-4' x 4'	3.5'	5 gallon
Western Sandcherry	Symphoricarpos	2-6' x 5-6'	5'	5 gallon
Manzanita	Artemisia tridentate	3' x 10'	4-5'	2 gallon
Fern bush	Rhus trilobata	4' x 4'	3'	5 gallon
Shrub rose	Ribes cereum	3'- 6'x 3'-6'	3'	5 gallon
Spirea sp.	Prunus besseyi	2' - 4' x 2'-4'	3'	5 gallon
Rock Spirea	Arctostaphylos coloradensis	4' x 4'	3'	5 gallon
Pyracantha Lowboy.		3' x 6'	4'	5 gallon
Hypericum	Chamaebatiara millefolium	2' x 3'	2'	5 gallon
Dwarf Lilac-Miss Kim	Rosa sp.	4' x 4'	4'	5 gallon
	Spirea			
	Holodiscus dumosus			
	Pyracantha coccínea lowboy			
	Hypericum sp.			
	Syringa patula			

- Perennials/ Vines/Grasses

Common Name	Botanical Name	Mature Size (Height, Spread)	Suggested Spacing	Minimum Size
Basket of Gold	Aurinia sax. 'Compacta'	12-18"	12"	1 gallon
Bee Balm	Monarda	12-24"	18"	1 gallon
Bell Flower	Campanula	6-12"	12"	1 gallon
Big Bluestem	Andropogon gerardii	4-5' x 5'	4'	1 gallon
Black-eyed Susan	Rudbeckia sp.	12-36"	24"	1 gallon
Blanket Flower	Gaillardia	12-30"	18"	1 gallon
Blue Fescue		8-10" x 12"	18"	1 gallon
Blue Avena grass		2' x 2'	18"	1 gallon
Columbine	Festuca glauca 'Elijah Blue'	12"-30"	18"	1 gallon
Common Yarrow	Heictotrichon	24"-30"	24"	1 gallon
Coneflower	sempevirens	18-36"	24"	1 gallon
Coreopsis	Aquilegia hybrids	12-18"	18"	1 gallon
Daffodil	Achillea hybrids			
Daylily	Echinacea	18-30"	18"	1 gallon
Dwarf Shasta Daisy		12-15"	12"	1 gallon
Feather Reed Grass	Coreopsis	3-4' x 18"	3'	1 gallon
Fescue Grass		8-10" x 10-18"	18"	1 gallon
Flax	Hemerocallis sp.	12-24"	18"	1 gallon
Foxglove	Leucanthemum	18-30"	24"	1 gallon
Gayfeather	Calamagrostis 'Karl Foerster'	18-36"	24"	1 gallon
Iris	Festuca glauca			
Little Blue Stem	Linum lewisii	2-3' x 2-3'	2.5"	1 gallon
Lupine	Digitalis Hybrids	18-30"	24"	1 gallon
Maiden Grass	Liatis spicata	3-7' x 3-6'	4.5'	1 gallon
Native Yarrow		6-18"	18"	1 gallon
Pampas Grass	Iris sp.	10-12' x 3-4'	5'	1 gallon

Pasque Flower	Schizachyrium scoparium			1 gallon
Penstemon	Lupinus	8-12"	12"	1 gallon
Iceland Poppy	Miscanthus sinensis	15-30"	18"	1 gallon
Oriental Poppy	Achillea sp.	24-36"	18"	1 gallon
Prairie Coneflower		18-24"	24"	1 gallon
Purple Coneflower	Erianthus ravennae	12-24"	24"	1 gallon
Purple Sage	Pulsatilla vulgaris	15-30"	18"	1 gallon
Sage	Penstemon	8-24"	18"	1 gallon
Sedums	Papaver nudicaule	4-12"	12"	1 gallon
Sweet Autumn Clematis	Papaver orientale	6-10'	NA	1 gallon
Switch Grass	Ratibida columnifera	3-5' x 3-4'	3'	1 gallon
Virginia Creeper	Echinacea purpurea	30-50'	NA	1 gallon
	Salvia nemorosa			
	Artemisia frigida			
	Sedum sp.			
	Clematis maximowicziana			
	Panicum virgatum			
	Parthenocissus quinquefolia			