

EAST TWIN LAKES ESTATES OWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES EFFECTIVE JULY 9, 2016

A. PURPOSE OF ARCHITECTURAL GUIDELINES

These Architectural Guidelines are intended to set a common expectation for construction that preserves the natural beauty of the East Twin Lakes community and its setting, maintains the East Twin Lakes community as a pleasant and desirable environment, protects and promotes property values, and encourages good wildfire mitigation practices. These guidelines are intended to encourage owners and builders to draw upon their common sense to design a structure which is consistent with the Community Covenants and blends into the natural environment.

B. CONSTRUCTION PLAN REVIEW AND APPROVAL

All plans for construction within The East Twin Lakes community shall be reviewed by the Architectural Advisory Group (AAG) which shall use these guidelines to assist owners in ensuring that the appearance of all construction contributes to the standards required by the Covenants. The AAG will operate in a manner which encourages compliance while allowing for individual creativity and variety consistent with the natural environment. AAG approval is required prior to application for building permit with Lake County.

The AAG review process and appeal process are covered in the ETLOA Bylaws, and a submittal form is provided at the end of this document. When preparing an application for a building, Owners must provide copies of building plans or drawings, adequate site plans, floor plans, and elevations sufficient to allow a thorough review by the AAG. The application should address the location of the building, important architectural features, external colors, and alternative energy structures. Plans may be submitted by mail, electronically, or by hand to any Association Board member or AAG member.

C. DESIGN THEME

New construction in the East Twin Lakes community should blend with the mountain natural landscape.

D. BUILDING LOCATION AND DIMENSIONS

Structures should be located on the lot in a way that complements and blends into the natural setting to the greatest extent possible. When determining the location of buildings upon their sites, builders should consider the impact of new structures on adjacent building sites and views.

Building dimensions and siting must comply with Lake County regulations for minimum square feet, heights, and setbacks. Lake County regulations currently specify a minimum foot print of 600 square feet and a maximum building height of 35 feet above

the average pre-existing natural grade. Building setbacks per county regulation are 25 feet from street, 10 feet from side, and 20 feet from rear lot boundaries. Recorded plats for the East Twin Lakes Community often specify larger setbacks and must be complied with during construction planning.

E. ARCHITECTURE, MATERIALS, AND COLORS

The design and materials used in the individual homes should be appropriate to the individual building design and also have a very close association to each individual lot's topography and vegetation. Exterior walls and trim should be finished with lumber, natural logs or log siding, stone or stucco. The emphasis of the architectural style should be that of a textured feeling which from a distance blends in with the general natural landscape.

Colors and materials used in the buildings should be very natural and take from examples that can be seen in the native landscape. Neutral and muted earth tones are recommended. Flat to satin finish paints are recommended. Gloss or semi-gloss paints are discouraged. Neon, fluorescent, or bright colors are considered non-compliant with the natural surroundings. Roof materials should be earth or tree colored. Wood shingle and shake roofs are not allowed, as they are a significant source for fire propagation.

F. ACCESSORY STRUCTURES AND SCREENING

Accessory structures must be approved by the AAG. All such structures must be sized appropriately and located in an inconspicuous place considering the individual lot and the surrounding structures. Accessory buildings should be aesthetically pleasing and blend in with the material and color used for the home construction. Buildings must be designed to withstand the snow and wind loads. Accessory buildings may not be located in minimum setback zones.

Alternative energy systems must meet Lake County's Land Development Code that specifies limits on location, size and height. Due to height requirements and noise generation of current wind technologies, wind turbines are currently not allowed.

Screening of evaporative coolers, propane tanks, and similar features is recommended and may include landscaping, earthen berms, and fencing (contiguous or non-contiguous).

G. LANDSCAPING

Landscaping is an important consideration when building upon the lots in the East Twin Lakes community. The general philosophy should be to try to maintain the natural topography of the land and native vegetation as much as possible.

Planting of Colorado's noxious weed species and Colorado watch list species is prohibited. Information on noxious weed species may be obtained at:

<https://www.colorado.gov/pacific/agconservation/noxious-weed-species>.

Planting zone, annual rainfall, and altitude influence are a few factors to consider when selecting plantings. Refer to the CSU Extension for information on landscaping selection and care in Colorado's climate: <http://extension.colostate.edu/topic-areas/yard-garden/>. When considering options for planting, keep in mind that most well permits do not allow the use of well-water for outside irrigation.

Planting of trees with a tree height rating greater than the existing tree species within the East Twin Lakes Community is discouraged, except as wind breaks to establish new landscaping.

H. FENCING AND GATING

Care must be taken to ensure that fences do not obstruct views or the free passage of wildlife through the community. Perimeter or boundary fences enclosing entire lots are not allowed. Fences for household pet enclosures and fences to mark driveways are acceptable. Driveway security and ornamental gates are acceptable provided they meet the fence guidelines below.

Fence material should be aesthetically pleasing, and blend in with the material and color used for the home construction. Natural materials including wood and smooth wire are suggested. Barbed wire fencing is non-compliant. Standard chain link fences are discouraged.

Fencing should be mindful of the free passage of wildlife. Additional information on wildlife friendly fencing is available from the Colorado Parks and Wildlife: <https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms//FencingWithWildlifeInMind.pdf>.

I. WILDFIRE MITIGATION

When clearing the land for drives and structures, owners are encouraged to comply with current fire mitigation techniques and practices. Any new vegetation which may be planted must be capable of sustaining life without irrigation.

Defensible space is the areas around a building where fuels and vegetation are treated, cleared, or reduced to slow the spread of wildfire. Information on creating a wildfire-defensible zone: http://static.colostate.edu/client-files/csfs/pdfs/FIRE2012_1_DspaceQuickGuide.pdf.

EAST TWIN LAKES ESTATES OWNERS ASSOCIATION

Architectural Advisory Group Review Form

FOR AAG USE ONLY

Date Mailed or Delivered ____/____/____

Response Date (30 days) ____/____/____

Return to any board member or by mail to:

ETLOA

PO Box 1577

Leadville, CO 80461

Name_____

Phone_____

Address_____

Property Address_____

E-Mail Address _____

In accordance with ETLOA Covenants, please submit for review the following:

1. Describe and/or indicate type of proposed project: (Check applicable statements below)

- ☐ House construction
- ☐ Garage, shed or outbuilding construction
- ☐ Major outside additions
- ☐ Fence construction/modifications
- ☐ Other _____

2. Attach site plan showing location, set back measurements for front, side and rear of lot.

3. Attach Construction Drawings (picture or sketch may suffice)

4. Specify Color and Type of Building Materials:

Roof_____

Exterior Walls_____

Trim _____

Fence_____

4. Estimated start and completion dates for project are: _____

5. Owner is aware that he/she will be notified if additional information is needed.

6. Owner is aware that building permits may be required by Lake County for construction and that these permits have to be obtained prior to the commencement of construction. Please call the Lake County Building Department for their current regulations.