

DESIGN GUIDELINES
OF
THREE VALLEYS SUBDIVISION
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DESIGN GUIDELINES
OF
THREE VALLEYS SUBDIVISION

I. INTRODUCTION

A. Relationship to Protective Covenants and Other Regulations; Amendment

The Design Guidelines are supplemental to restrictions and processes established in the Declaration of Protective Covenants for Three Valleys Subdivision recorded in the records of Gunnison County, Colorado. Owners of each Lot are encouraged to review both documents together.

Compliance with the design review process is not a substitute for compliance with all building permit requirements of Gunnison County, Colorado. Each Owner is responsible for obtaining all approvals, licenses and permits as may be required by Gunnison County, Colorado and any special district or other entity providing services to the Lot prior to commencement of construction.

These Design Guidelines may be altered, amended, revised or enlarged at any time by the Board of Directors of the Three Valleys Homeowners Association. Written notice of any such change, amendment or revision shall be furnished to all Lot Owners following the adoption thereof.

B. Authority of Design Review Board (DRB)

No Single-Family Residence, Caretaker Living Unit, Garage, Building or Improvement shall be commenced, constructed, erected or maintained upon any Lot, nor shall any landscaping be done, nor shall any exterior addition, change or alteration be made, until the plans and specifications have been submitted to and approved in writing by the DRB in the manner set forth in these guidelines.

C. Access and Water Supply

No Single-Family Residence, Caretaker Living Unit, Garage, Building or Improvement shall be commenced, constructed, erected or maintained upon any Lot, nor shall any landscaping be done, nor shall any exterior addition, change or alteration be made, until such time as emergency access roads and/or driveways and fire protection water supply are installed, tested and approved by the Fire Chief/Fire Marshall of the Crested Butte Fire Protection District.

II. IMAGE STATEMENT

The Three Valleys Subdivision philosophy is to provide an atmosphere of expansiveness and privacy. Consequently, Single Family Lots are approximately of three to five acres. The objective of the Design Review Guidelines is to encourage a high standard of homes, both in terms of construction and aesthetics. Three Valleys Subdivision recognizes the need for an Owner to design with a high degree of flexibility in order to meet the Owner's needs, tastes, and individuality. The intent of the DRB is to encourage individual expression and outline a basic set of criteria. These criteria have been established to govern building massing, color, and materials, and to set standards for landscaping, in order to reduce visual impact by conforming to the existing topography, and to increase privacy of each Single-Family Residence. Building Sites have been established for each Lot to protect the natural terrain, views, privacy, and the relationship between adjacent sites.

The underlying goals of these Design Guidelines are to protect and enhance the natural landscape, minimize the visual impact from other areas in the community and from within the community, and to maximize the long-range views from each Lot.

III. DESIGN GUIDELINES

A. Site Development

1. Building Sites

Every structure built within Three Valleys Subdivision must be built within the designated Building Site on each Lot.

In the event that two Lots are combined, the Building Sites may be connected with approval by the DRB, provided the connection does not encroach on any of the above listed conditions.

With prior written approval from the DRB, minor encroachments outside of the Building site may be permitted for roof overhangs, balconies, service areas, porches, patios, or limited walkways. Building siting within this envelope shall be responsible to existing features of terrain, drainage patterns, vegetation, views and sun exposure.

2. Single-Family Residence

Designates the main residence which may include a Caretaker Living Unit and Garage, if applicable.

3. Caretaker Living Unit

Designates a Caretaker Living Unit which may be integrated into the Single-Family Residence or detached.

4. Garage

Garages may be attached to or detached from the Single-Family Residence.

5. Grading

Grading improvements shall blend into the rolling natural topography. A smooth transition should be created where cut and fill slopes connect to the existing topography. Cut and fill should be feathered into the topography within the property boundary. Cut and fill banks are to be designed and revegetated to avoid erosion and should be limited to a maximum of 3:1 slope.

6. Retaining Walls

Cuts steeper than a 3:1 slope shall be examined by a geotechnical engineer to determine whether retainage is required and what erosion control may be necessary. Retaining walls should be designed as an extension of the Building or relate to the building form. Retaining walls should not exceed 6' in height and should be surfaced with stone that is native to the area. Walls that are not retaining and are constructed without mortar (dry-laid) should not exceed 4' in height.

By extending the architecture into the landscape, retaining walls blend the building platform gracefully into the existing terrain as well as create beautiful outdoor spaces.

7. Construction Management

The Owner shall make provisions to protect the areas of the Lots outside of the immediate construction area. This includes preventing damage to existing native grass areas and topography created by haul roads, earthwork and stacking materials.

8. Drainage

Drainage patterns within the Lot may be modified to improve flow away from structures. Drainages should be directed towards existing natural drainages or drainage ways designated on the Three Valleys Subdivision Drainage Plan. Storm drainage shall not connect into the sanitary sewer system. Perimeter drains that discharge by gravity shall be included with subgrade construction. It is also recommended that the owners of Lots 1, 2 and 4 consider interceptor drains positioned up slope behind the house to redirect runoff from the hillside.

9. Utilities

All utilities in Three Valleys Subdivision shall be installed underground. Connections from trunk lines to individual structures must also be underground. Sewage disposal systems must be installed as provided by the Declaration of Protective Covenants. No exterior antennae or satellite TV disks, except for RCA type DSS disks up to a maximum size of 18", will be permitted without approval by the DRB.

10. Driveways

Driveways shall have a driving surface of 16' when serving a single homesite and 22' when serving more than one homesite. Driveways and associated culverts, landscaping, maintenance and snow plowing are the responsibility of the Owner. Shared driveways and associated culverts, landscaping, maintenance and snow plowing are the responsibility of the Owners whose Lots are served by that shared driveway. Maximum driveway grades shall not exceed 5% for the first 30 feet from the roadway and shall not exceed 8% elsewhere without written approval from the DRB. Driveway and parking surfaces may be asphalt, concrete, unit pavers, or cobbles. Access points must be within the zones shown on the subdivision plat. Variations must be approved by the DRB. Driveways shall be constructed of an all weather driving surface and conform to the Gunnison County Standards and Specifications for Road and Bridge Construction, and Crested Butte Fire Protection District Guidelines and Standards.

11. Parking

A minimum of two off-street parking spaces per Lot are required. Parking should be screened from public view by planting, earth form, or fencing when it is feasible to do so. More spaces may be required by the DRB for larger residences.

12. Signs

All signs must have written approval of the DRB. Residences must have street number signs attached to the house or at the driveway entry outside of the street right-of-way. If lighted, the light source must be concealed from views off the property. Address signs shall not exceed four square feet in total area.

13. Exterior Lighting

Outdoor lighting shall meet the standards set forth in Section 5-414 of the Gunnison County Land Use Resolution, as amended from time to time, provided that in no event may halogen lights be utilized. In addition, outdoor lighting shall not be allowed to remain on all night and must be aimed downward rather than out.

14. Fire Protection

All Buildings must be built in accordance with the Uniform Building Code, Uniform Fire Code, and any other nationally recognized codes currently adopted by the Crested Butte Fire Protection District and Gunnison County. Owners must also comply with Colorado State Forest Service guidelines for Wildfire mitigation.

B. Landscape Architecture

One objective for the Three Valleys Subdivision is to establish an overall landscape pattern that blends new structures into the existing natural landscape. The setting consists of rolling topography covered with natural grasses and cover and drainages defined by riparian vegetation. Since the site is treeless, and visible, the transition from buildings to the natural surroundings is critical. A second objective is to extend the residential living areas into functional and beautiful outdoor spaces. To accomplish these objectives, two types of landscape treatment are recommended.

1. Transitional Landscape Areas

Transitional landscape areas include outdoor living or use areas that are adjacent to or near the house. These areas are to be located within the Building Site.

Irrigated lawns and special amenities should be limited to transitional landscape areas and it is required that they are located immediately adjacent to the house and do not exceed 3,000 square feet.

Native plant materials are recommended because of the extreme conditions found in the sub-alpine zones of the Central Rocky Mountains.

2. Native Landscape Areas

The area outside of the Building Site is to be landscaped naturally and is limited to native grasses, shrubs, Aspen, and Conifer trees as accents. Native plantings are to be designed to reflect natural vegetation patterns, frame views and create privacy between houses.

3. Soils Test and Topographic Survey

Every Building must have a detailed subsurface soils investigation and foundation recommendation prepared by a professional engineer licensed in the State of Colorado prior to foundation design. The investigation shall include drilling and/or trenching, as well as an evaluation of potential slope stability. A topographic survey indicating site contours at not more than two foot intervals, adjacent road elevations, existing improvements, existing vegetation, and any drainages, shall be prepared by a licensed engineer. These surveys and soil reports must be submitted to the DRB prior to the request for Schematic Design Approval.

4. Minimum Landscaping Requirements

Each Lot may be required to have a minimum number of trees based on the size, location and visibility of structure(s) proposed on the site as determined by the DRB during the Design Review process. All landscaping shall be in accordance with the Colorado Forest Service recommendations on defensible space and fire resistant landscaping.

5. Landscaping Completion Schedule

If, during the period from July 1 through September 1 of any year, an Owner receives a temporary certificate of occupancy for any portion of any improvement constructed on the Building Site, then an owner shall complete construction of the approved landscaping on or before October 15 of the same year. If, during the period from September 2 through June 30 of any two consecutive calendar years, an Owner receives a temporary certificate of occupancy for any portion of any improvement constructed on the Building Site, then the owner shall complete construction of the approved landscaping on or before August 31 of that year.

6. Notice

If an Owner fails to complete the landscaping for a project within the time frame set forth in item 5 pursuant to the landscape plan approved by the DRB, then the DRB shall give such Owner written notice of the deficiencies. The Owner will have 10 days to respond and then the DRB will have the right to use the escrow money to fulfill the landscape improvements on the approved plan.

C. Architecture

1. Objective

a. Image

The image in the Three Valleys Subdivision will reflect traditional mountain architecture using native stone and wood as the dominant building materials. Buildings are to be distinctive and have individual character with continuity in materials, roof form and color to collectively appear as a cohesive residential neighborhood.

b. Climate

Buildings are to be designed to be safe, functional and enduring to the unique and sometimes severe high mountain climate which includes heavy snowfall.

c. Building Materials

Residential building materials may include stucco, native stone, heavy timbers, logs and glue laminated beams.

While multiple materials can create interest in a building, too many materials can create a garish appearance which allows the building to compete with and visually overpower their surroundings. It is desirable to limit the building within each Lot to two materials, excluding the roof. At a maximum, no more than three materials will be allowed.

No plywood or composition paneling will be allowed on any exterior walls, chimneys or soffits.

Wood shall be treated with stain or preservative oil to maintain natural characteristics of the material.

Windows and shutters must be constructed of wood with the option of metal, or vinyl coated cladding. If shutters are used, they should be operable.

d. Entrances

Where possible, main entries should be located for maximum solar exposure. Door openings should be protected from wind and overhanging or drifting snow. Entry way spaces creating a strong sense of arrival are encouraged.

e. Storage Areas

Such things as trash containers, utility tanks, patio furniture, boats, motorcycles, trailers, campers and maintenance and recreational equipment shall be stored in fully enclosed structures. These areas shall be screened from the views off the property. Walls enclosing these areas should be designed as an extension of the building or related to building form.

f. Garage Doors

Garage doors must be constructed of wood with the option of metal or vinyl cladding. Garage doors should not face street

unless access is not possible due to configuration of Building Site or steep grades.

g. Colors

Exterior wall colors should be natural warm earth colors. Primary, bright or dramatic colors may be used as accent and then only sparingly. Roof tones should be darker than wall colors.

2. Use of Stone

Stone is to be used as one of the primary elements that unifies the Three Valleys Subdivision. To accomplish this, all Single-Family Residences are encouraged to include stone as one of the primary building materials. Stone can be used in any one or combination of building foundation, exterior walls, fireplaces or retaining walls.

The stone used in the Three Valleys Subdivision is to be native lichen rock or river wash boulders. Stone treatment can vary but must be approved by the DRB.

No exposed concrete foundations will be allowed. Stone foundations are recommended. Stone provides a solid visual base for the building, accommodates steps in building foundations on sloping sites and provides the opportunity to extend the architecture into the landscape through the use of retaining walls. Stone foundations also protect wall areas that are subject to extreme weathering and staining due to snow accumulation or sprinklers.

Where stone is used for building walls, the stone should be used in large, simple forms to create entire building surfaces, i.e., an end wall or first story wall. Where stone is used in combination with other materials, the wall plane should change with materials and the second material should not overlap the stone.

Stone used for fireplaces should make up the entire fireplace with no wood cladding or additional materials.

All retaining walls should be stone faced.

3. Roof Shape and Slope

The exposed nature of the Three Valleys Subdivision and the extensive elevation changes which exist between Lots creates a situation where roof structures will be a highly visible and dominant element of the architecture. Roof form is a significant element in creating the image and visual continuity within the neighborhood. To accomplish this, gable and hip roofs are to be used on all buildings in the Three Valleys Subdivision. All roofs on Single-Family Residences shall have a pitch of between 5:12 and 7:12.

All Buildings within a Lot shall have the same roof type and slope.

Pronounced roof overhangs are encouraged.

4. Roof Construction

Super insulated roof construction (greater than R-55 or other approved cold roof systems) should be provided for insulation, to keep snow on the roof and to avoid ice build-up. Snow loads are high in the Three Valleys Subdivision area and roof structures must be certified by a structural engineer or architect licensed in Colorado.

5. Roof Material

Roof materials are to be inorganic shingles, i.e., slate, concrete or formed composite that are similar in size, texture and thickness with wood shake shingles, or non-reflective metal roofs and shall be natural in color.

6. Roof Appurtenances

Dormers can be used to add interest and maximize upper floor space. They can be of a shed, gable or hip form. Swooped dormers are not permitted. Dormers can be placed at the roof eave or within the field of the roof.

Rooftop equipment should be screened or incorporated into attic space.

TV antenna will not be permitted on roof ridges.

Skylights can be placed flush against the roof or up to three feet above the roof's surface. Skylights higher than three feet should be avoided.

Chimneys made of wood or of exposed metal pipe are not permitted. Flat cap and spark arrestor are required. The construction of chimney caps shall allow for access for inspection and cleaning.

Solar Collectors, if used, must be integrated into the roof plan of the Building. The roof design must be such that the Solar Collectors lie flat on the roof surface, and the roof pitch and orientation must be designed to maximize solar exposure and efficiency. Roof top collectors which are raised and supported at an angle different than the roof plan will not be permitted.

7. Windows

Window patterns and reveals should be carefully studied to create interest and variety.

Exterior window glass must be non-mirrored.

8. Snow Storage

Each DRB application requires a snow management plan which delineates any snow shedding areas with adequate space for snow accumulation.

9. Fireplaces

Each Single-Family Residence constructed on a Lot shall have no more than one approved solid fuel-burning devices. Any solid-fuel burning device shall be installed pursuant to the standards and specifications defined by the manufacturer of that device, or shall meet the clearances specified in the *Uniform Mechanical Code*, subject to inspection and approval by the Gunnison County Building Inspector and by the Crested Butte Fire Protection District for compliance with the Gunnison County Land Use Resolution.

10. Heating Systems

The use of natural gas and/or solar heating is strongly recommended, while electric heating systems are discouraged.

11. Fences

All fencing must be within the boundary of the Lot and must receive prior approval from the DRB. Privacy or screen fencing over 6' height is discouraged. Utilizing plant life is encouraged for screening purposes and fencing should be used sparingly only for decorative purposes or to create a small enclosure for pets.

The fence material, color, scale, and texture must appear integrated into the overall design of the residence. Plastic and chain link are not allowed, except dark colored vinyl clad chain link may be used in conjunction with wood fencing in order to enclose pets.

Fencing is not permitted in the area beginning 15 feet back from the front of the house, extending toward the street.

Fenced areas should be roughly rectangular (geometric) and not curved, in shape, and shall not enclose more than 100 square feet.

IV. DESIGN REVIEW PROCESS

A. Review Sequence

The review sequence is required for all improvements within the Three Valleys Subdivision. At times, there will be requests for minor modifications or additions to existing buildings or site improvements which will not warrant the full review process. The information and process required to review minor modifications will be determined by the DRB based on the magnitude, potential visibility and impact of the improvement. The DRB shall determine what constitutes minor site improvements on a case by case basis. A Building permit may be required for minor modifications. It is important to check with the Building Department of Gunnison County, Colorado prior to making any modification to existing buildings.

B. Design Review Process

The design review process shall be in accordance with the following procedure.

1. Board

The Board of Directors of the Association shall be the Design Review Board.

2. Review and Approval

No Single-Family Residence, Caretaker Living Unit, Garage, Building or Improvement shall be commenced, constructed, erected, maintained, altered or changed upon any Lot, nor shall any Landscaping or fencing be accomplished, nor shall any exterior addition, change or alteration be made, until the plans and specifications therefor have been submitted to and approved in writing by the DRB in the manner hereafter set forth.

3. Preapplication Conference

Prior to the submittal of the plans and specifications as required in Section 2 above, it is recommended that the applicant and/or the applicant's architect meet with the DRB to discuss the proposed plans. The purpose of such conference is to permit the applicant and the DRB to informally review the plans before substantial commitments of time and money are made. Any preliminary approvals or disapprovals shall be informational only and are not binding upon either the applicant or the DRB. The DRB is not committed or bound by any preliminary or informal approval or disapproval until the application, together with all required plans and documents, are submitted to the DRB.

4. Review Process

The review process shall be as follows:

a. Sketch Plan Review

The applicant shall submit a sketch plan for review in accordance with Section 5.

b. Sketch Plan Submittals

The required architectural and site plans for submission at Sketch Plan shall be at a minimum scale of 1/8" = 1 foot, shall be the same sheet size, and shall include:

- (1) An accurate site plan of existing conditions, including streets, utilities, and proposed improvements, indicating items such as building location, driveway location, parking areas, drainage ways, and other natural features or topography.

- (2) Roof and floor plans.
- (3) Architectural elevations including both approximate existing and proposed grade lines, finish floor elevations, and top of slab elevations.
- (4) Building cross-section plans.
- (5) Such other plans or models as determined necessary by the DRB.

c. Final Plan Review

Upon approval or approval with conditions of the sketch plan, the applicant shall submit the final plan for review in accordance with Section 6.

d. Final Plan Submittals

The required architectural and site plans for submission at Final Plan shall be at a minimum scale of 1/8" = 1 foot, shall be the same sheet size, and shall include:

- (1) The balance of working drawings and plans not previously submitted including any engineered or certified drawings.
- (2) Engineers subsurface soils investigation and foundation recommendation and plan for mitigation of groundwater, if applicable.
- (3) Such other plans or models as determined necessary by the DRB.

5. Sketch Plan Review

a. Upon submittal of a complete sketch plan application by an applicant containing such information as is required by the Design Guidelines, the DRB shall consider the suitability of the proposed Building and in particular the harmony of the Building with the environment, the effect of the Building on the utilization and view of the Lot and surrounding Lots and the Property, the placement of the Buildings with respect to topography, drainage, snow removal, ground

elevations, existing natural and terrain features, the appropriateness of the architectural design and the appropriateness of the Building within the concept of Three Valleys Subdivision.

b. Upon the DRB determining that a complete sketch plan application has been submitted by the applicant, it shall, within 30 days of receipt of the complete application, schedule a meeting with the applicant and/or the applicant's architect or agents to review the sketch plan of the applicant.

c. The DRB may, in its discretion, continue the meeting for a reasonable period of time if adverse conditions make it impossible for the DRB to fully inspect the Building Site because of weather conditions.

d. At the meeting and following a review of the Sketch Plan, the DRB will advise the applicant that it (1) generally approves the sketch plan and the applicant may proceed to final plan review; (2) generally approves the sketch plan application with conditions and upon compliance with the conditions the applicant may proceed to final plan review; or (3) disapproves of the sketch plan application.

e. If the DRB approves or approves with conditions the sketch plan application, the applicant may proceed to final plan review. If the DRB disapproves the sketch plan application, the applicant may resubmit an application for sketch plan review and approval.

6. Final Plan Review

Upon submittal of a complete final plan application by an applicant containing such information as is required by the Design Guidelines, the DRB shall:

a. Determine that all documents required by the Design Guidelines have been submitted for final plan review and approval. The DRB shall consider the suitability of the proposed Building or Buildings and in particular the harmony of the Buildings with the environment, the effect of the Building on the utilization and view of the Lot and surrounding Lots and the Property, the placement of the Building with respect to topography, drainage, snow removal, ground elevations, existing natural and terrain features, the appropriateness of the architectural design and the appropriateness of the Building within the concept of Three Valleys Subdivision.

b. Upon receipt of a complete final plan application, set a hearing date for a hearing with the applicant and/or the applicant's architect or agents to review the final plan application of the applicant. Such hearing date shall be within 30 days of the receipt of the complete final plan application, unless the applicant would request a hearing date more than 30 days after the date of submittal.

c. Notify in writing all Members of the Association (1) that such final plan application has been submitted to the DRB, (2) the final plan application and documents are available for review by any Member of the Association, and (3) the date of the hearing to consider such final plan application.

d. Hearing on Final Plan Application

The applicant and any person on the applicant's behalf may attend the hearing on the final plan application and submit such information and documents as the person may desire. Any Member of the Association may also be present at the hearing to submit comments or may submit in writing any comments.

The DRB may, in its discretion, continue the hearing for a reasonable period of time if adverse conditions make it impossible for the DRB to fully inspect the Building Site because of weather conditions.

Within 14 days after the date of the hearing on the final plan application, the DRB shall render its decision on the final plan application in writing. The DRB may either approve, approve with conditions or disapprove any final plan application submitted to it. In the event that the DRB fails to take any action within 14 days after the date of the final hearing or fails to hold such hearing, the final plan application shall be deemed to have been approved.

7. Final Decision

The decision of the DRB as to the final plan application shall be final, subject only to the right of judicial review as provided by the laws of the State of Colorado. The Board shall indicate to any applicant, in the event of disapproval of the final plan application, the reasons why the final plan application was rejected and grant to the applicant an opportunity to resubmit with the revisions and corrections that would bring the request for final plan approval into conformity with the

requirements of the Declaration of Protective Covenants and these Design Guidelines.

C. Construction Documents and Review

Based on design development approval by the DRB, the applicant may proceed with construction provided that Improvements shall strictly conform to all the provisions of the design development approval. The applicant shall submit a set of construction documents to the DRB 20 days prior to commencement of construction. The DRB will review construction drawings for conformance with the design development approval. The DRB will notify the applicant of any inconsistencies that require modification within 10 days. The DRB will periodically review construction progress.