

Background/Statement of Intent

Nature perfectly designed The Timbers and she demands uncompromising respect and sensitivity when touched by human hands.

Thus, as expertly as Renaissance masters, the architects sculpt The Timbers, realizing the vision for a few additional family estates.

The community is reminiscent of a European Country Estate of long ago. Dignified architecture integrates comfortably with nature's casually wild expressions; an enclave where nature's handiwork is lovingly civilized.

Handlaid stone and wood fencing encompass the entire acreage to help fortify residents from the outside world.

The stately gatehouse of stone, with copper and slate roof and detailed with handmade iron finials, stands guard at the entrance. A handwrought iron gate provides sole passage into the estate.

Narrow roadways cross stone bridges set atop a cascading stream, meandering up and around to each private domain within The Timbers.

The Timbers is nestled near Evergreen, Colorado. A prosperous mountain community, Evergreen has a proud pioneer heritage and richly varied cultural life; all easy distance from Denver's amenities and the stunning alpine beauty of the Colorado front range.

The intent of the Timbers is to create an area which possesses an air of compatibility and consistent high quality design in keeping with and reflecting the unique natural and geological features of the estate. It is not the intent of the architectural review process to in any way subdue or restrict the freedom in the creative relationship between the homeowner and the architect.

Each site presents a different design response for the natural setting to relate to context. Each presents unique opportunities and unique constraints to sympathetically integrate the homes into the environment.

The Timbers does wish to promote the consistent quality and level of materials and detailing, architectural proportions, siting, landscaping and overall presence of all residences in the area. This will form the general criteria of the architectural review process.

The Timbers realize the opinions vary particularly in subjective areas of architectural design and personal taste; however, The Timbers must reserve the right to comment and to coordinate in as free a format as is possible in accommodating the individual desires of homeowners and architects through varying architectural styles and design philosophies.

Compliance with the spirit of these standards is crucial to the mutual enhancement and protection of The Timbers and our commitment to the preservation of this ruggedly handsome estate.

Selection of an Architect

Somewhere early in the process the purchaser of an estate at The Timbers will retain an architect. In selecting an architect a buyer might even want to ask one or more to look with him or her at various available estates in The Timbers. This could help a buyer with selection of both estate and architect.

The Timbers has named a committee of five for architectural review. ^(ARC) The ARC is aware of the sensitive nature of The Timbers, and have been selected on the basis of their abilities. Each is familiar with The Timbers and would be responsive to an owner's ideas and philosophies.

It is contemplated that an owner will retain an architect who will work through all phases of the development and construction of an estate. The architect will be responsible for all submittals required herein, and may also represent the owner in communications with The Timbers.

After selection of a site, the owner will want to spend time on the property, selecting a specific home site and becoming familiar with the views and natural features it presents. After an architect has been selected, he/she will need several important pieces of information. This will include a topographic site survey, which should be prepared by a licensed Colorado surveyor, and a copy of the soil test and geological information for the site. Owner and architect should consult as to specific locations for the soil test to be conducted. They will also need to discuss the location for a domestic water well and septic field. The owner and architect should develop a defined program of ideas for the residence. This may include such things as the types and sizes of rooms, total square

footage, size of garages, desire for tennis courts, pools, terraces, and the type of spaces that the owner may require, such as a formal or open spaces, and specialty items such as fireplaces, greenhouses, etc. If the owner cannot accurately provide this program, he should consult the architect for help in defining his/her needs, and to assure that the budget will allow for these desired features. The owner shall also furnish the architect with copies of these architectural guidelines.

The owner should also visit the site with the architect and fully outline ideas and feelings for the site, such as views and features in which to enhance or to ignore. After these items have been established between the architect and the owner, it is time for the preplanning meeting with The Timbers.

The Architectural Review Committee

Five people have agreed to serve on The Timbers Architectural Review Committee (ARC). The ARC advises The Buyer on each step of the design review for each estate residence.

In the event that The Timbers disapproves a particular design submittal, and subsequent discussions between The Timbers and an applicant do not bring resolution, the ARC serves as final adjudicator for appeals from applicants.

General Purpose of Guidelines

These guidelines are established by The Timbers for the purpose of encouraging high levels of quality and excellence of design among all the estates. Additional considerations include guarding against fire danger, the maintenance of unobstructed views, and the protection of the natural beauty, ecological and geological integrity of The Timbers.

These guidelines are subject to the zoning and planning regulations of Jefferson County, Colorado, and to other applicable county, state and federal ordinances, statutes and regulations.

Although final evaluation and approval of a submission remains in the discretion of The Timbers, The Timbers will be guided in its decisions by these Architectural guidelines.

These guidelines may be changed from time to time in the interest of real and aesthetic benefits in the development of The Timbers. However, once design for a particular estate has commenced, any change in guidelines will not apply for that estate.

Granting Clause

Under the terms of the Declaration of Covenants, Conditions and Restrictions for The Timbers (hereafter called "Declaration"), The Timbers does hereby exercise its rights and does hereby establish these Rules in order to meet its obligations under the above-mentioned Declaration. The Declaration will control if there are any discrepancies between the Rules and the Declaration.

1) Right of Waiver

The Timbers maintains the right to waive or vary procedures or standards and criteria when conditions such as topography, location of the property lines, location of trees and bushes and other physical limitations require it.

2) Non-Liability of the ARC and Declarant

Neither the ARC nor the Declarant or their respective successors or assigns shall be liable in damages to anyone submitting plans for approval, or to any owner by reason of mistake in judgment, negligence or non-feasance arising out of or in connection with the approval or disapproval or failure to approve any plans and specifications. Every owner or other person who submits plans to the Board for approval agrees, by submission of such plans or specifications, that he will not bring any action or suit against the ARC or Declarant to recover damages. Approval by The Timbers shall not be deemed to constitute compliance with the requirements of any local building codes and it shall be the responsibility of the owner or other person submitting plans to the Board to comply therewith.

3) Enforcement

These standards may be enforced by the ARC as provided in the Declaration of Covenants, Conditions and Restrictions for The Timbers.

4) Grading, Dimensions, Elevations and Other Information Submitted by An Owner

Any owner submitting plans for preliminary or contract document approval to the committee shall be responsible for the verification and accuracy of all site dimensions, grade, elevations and the location of the key features of the natural terrain.

Owner Representation

All representation of the owner, including but not limited to, his architect, engineer, contractor, subcontractor, and their employees, will be made aware and abide by the guidelines outlined in the Declaration of Covenants, Conditions, and Restrictions for The Timbers and The Timbers Architectural Guidelines, and the Construction Phase. Regulations contained herein.

Architectural Review and Approval Process

Approval from The Timbers will be required for any and all improvements constructed on any estate lot. This includes both the initial residence and any additions or changes which occur after occupancy. It is expected that either owner or architect will meet the following steps in the design approval process:

- 1) Preplanning meeting
- 2) Concept/Image Sketch Review
- 3) Design Review
- 4) Construction Document Review
- 5) Final Construction Review

To arrange a meeting or make a submission, please contact:

The Timbers
26303 N. Turkey Creek Road
Evergreen, CO 80439
303/674-1761

A \$250.00 fee will be required for review of architectural submittals. This is a one time fee and will cover all steps of the design review through the post construction review step. The fee may be reimposed if excessive resubmittals are necessary to comply with design review guidelines. Upon approval of each step, one copy of the submittal will be stamped, dated, and returned to the homeowner. If at any point during this process, the homeowner wishes to amend or deviate from the previously submitted documents, resubmittal will be necessary indicating specific areas of change. Copies of the original submittals and the proposed change will be submitted to The Timbers. Review will require approximately 14 days. The Timbers would like to make it clear that in no way does it discourage improvement through changes in any previous submittal.

1) Preplanning Meeting

The intent of the Preplanning meeting is an open discussion between the owners, the architect and The Timbers and ^{To} ~~the~~ ensure that the requirements of The Timbers review process are understood by all.

2) Concept/Image Sketch Review

A Concept/Image sketch will be formulated by the architect in consultation with the owner, and submitted to The Timbers for review. Two copies will be submitted for review by the ARC. The image sketch is an important step in the development of any residence. The ideas of the image sketch will not only begin to formulate ideas between the owner and the architect, but will allow The Timbers to be aware of initial thoughts and plans, and may

potentially point to problems or issues needing considerations at this early stage in the planning process.

The architect will submit a concept image in the form of a prospective sketch of the anticipated residence. This drawing will define the architectural character and should be accurate with site features depicted in relative scale, tree heights and rock outcroppings, special features, views, etc. The concept sketch will show how the house will appear on the site from the principal view, either by driveway or the nearest roadway by which the building will be observed. All major materials shall be labeled clearly. All architectural features, such as solar collectors, greenhouses, tennis courts shall also be defined and labeled clearly. The drawing may be of any medium the architect desires, but it must be clear in its scope and content.

Also required for the review will be a preliminary or conceptional site plan. This site plan will be 1/8" equals 1'. The site plan shall include the approximate building site, building footprints, the anticipated driveway location, any considerable amounts of grading or site redefinition, that may be required, estimated tree locations that may be removed. Also it should include locations for designated construction material storage areas, construction debris, designated parking areas both for permanent and construction vehicles and access. Other items which should be noted, which would be considered important for other architects or homeowner, clearance and visibility for solar collectors, swimming pools, tennis courts, etc. The Timbers will review this submittal to assure that the ideas of the homeowner and the architect are agreeable with architectural and site development standards of The Timbers. These drawings will also be reviewed by the ARC. The review by the ARC is intended to create comments and suggestions for both The Timbers and the homeowner. The owner will receive a copy of the comments and an approval or disapproval letter from The Timbers. The time length required for the initial concept image review will be approximately 7 days.

This submission must include the owner and the architect's name, address, and the date and lot number and estate name.

3) Design Review

The architect and homeowner will submit two copies of preliminary floor plans, site plans, building sections, elevations and landscaping plans. All

drawings shall be 1/8" or 1/4" scale, at the discretion of the submitting architect. All features, architectural and landscaping, will be defined and noted for this submittal. A material sample board indicating all exterior materials to be utilized for the development of the site will be required. The samples shall be of accurate color and texture for each material presented. Approval at this stage will be based upon the continuing evolution of the concept/image sketch. The design review is to be used to anticipate additional problems, conformance to the site development and architectural standards, and the impact upon adjacent sites.

The design review will also require that the location of the house and driveway be accurately staked on the site by a qualified surveyor. All major trees that the proposal requires to be removed shall be appropriately flagged. All property corners shall be clearly marked. No trees, shrubs, or groundcover shall be removed before the Board's stakeout inspection since these would be lost if the structure is relocated. Driveway locations will be staked at each side of the drive at 10 foot intervals from The Timbers road to the house/garage. All improvements other than the proposed residence shall be staked at this time. The architect and the owner will meet with The Timbers and visit the site as part of the design review approval process.

In the event of disapproval by The Timbers at this stage, after attempting resolution, an owner may request an appeal to the ARC, whose decision will prevail.

Approximately 14 days will be required for this review.

4) Construction Document Review and Final Approval

The construction document review stage is the result of the evolution of the design. This approval will be automatic, contingent upon the design's consistency with the design review submittal. The ARC anticipates evolutionary design processes to occur; however, the design review should have been complete enough to have answered the major questions concerning architectural design. The ARC will not be in a position to comment upon specific detailing, construction practices, current technology and will not be held liable for techniques which the owner's architect might use in the construction of the home. Two copies of all construction documents and final blueprints will be submitted.

The owner/architect shall submit photographic examples of previous completed projects of the selected general contractor to The Timbers prior to entering into any agreement of the construction of any residence within The Timbers. Also, the owner or contractor must post a two thousand dollar (\$2,000.00) refundable construction damage deposit. The deposit will be used, at the discretion of The Timbers, to repair or replace any damage to the common areas, landscaping, adjacent properties, etc. caused by construction activity of a residence.

Proof of insurance to be carried by the general contractor and/or the owner must be presented to The Timbers, which shall include, but not be limited to:

- Workmens Compensation
- Comprehensive General Liability including:
 - Premise-Operations
 - Independent-Contractors Protective
 - Product and Completed Operations
 - Broad Form-Property Damage
- Contractual Liability
- Personal Injury
- Comprehensive Automotive Liability

Only after all of these documents are received and reviewed by The Timbers will approval be granted in order that a building permit may be obtained. Approximately 7 days will be required for this review.

5) Construction Review

Material changes in exterior design or construction specifications shall be approved in advance by The Timbers. Upon completion The Timbers will inspect the house and estate lot for conformity with approved designs and for final site completion and clean up. A certificate of acceptance by The Timbers will be issued. Failure of an owner to achieve this certificate will result in a condition of non-compliance with the Covenants of The Timbers.

Site Development Standards

The preservation of open space, natural features, and indigenous vegetation, combined with integrated residential design and site planning is the principal goal of The Timbers. All structures must be built entirely within the building envelope for each home site. However, with the prior written approval of The Timbers, minor encroachments outside the building envelope may be permitted for roof overhangs, balconies, service areas, porches, patios, carports and garages. The purpose of the building envelope is to reduce uncertainty of neighbors as to which view corridors might be impacted in the future by construction and to help insure that structures blend with the surrounding landscape, rather than being a dominating feature of the community. Building siting shall be responsive to existing features of terrain, drainage patterns, rock outcroppings, vegetation, views and sun exposure. Landscaping and grading for any site shall interface with all adjacent properties. The owner shall indicate the means of accomplishing this interface in his landscape plan at the Design Review submittal.

Grading

Grading requirements resulting from development shall be designed to blend into the natural landscape. Cuts and fills should be feathered into the existing terrain, within the property boundary. Slope of cut and tilt should be determined by soil characteristics for the specific site to avoid erosion and promote revegetation opportunities, but in any case should be limited to a minimum of 2:1 slope.

Natural Drainage

No drainage improvements shall interfere with or redirect the natural course of any drainage runoff as it leaves a given estate property. Neither volume nor velocity of runoff may be increased from one property to another. Neither may any improvement, any landscaping or the existence of any condition whatsoever alter the drainage pattern of runoff from its natural flow. Especially critical are areas which might flow into or across an adjacent or other homesite or public area. This is to include all streams, springs and drainage paths now existing with The Timbers. Drainage improvements shall be constructed of natural materials. The use of exposed drain pipe or impervious man-made swale lining material is to be avoided. Natural appearing drainage areas shall be constructed using native or natural materials, rock-lines, and should follow natural lines of flow.

Foundation Excavation

As is possible, trenches shall be located so as no tree roots will be damaged. In situations where this is not possible, the contractor shall exercise great care to minimize damage to the root. Where there are major roots, it is recommended that he hand dig the trench and

cut the roots. When roots, in particular, the fine feeder roots, dry out they lose their function of absorbing moisture. If needed the contractor shall keep such areas moist until trenches are backfilled. Where roots have been damaged or exposed, trenches shall be backfilled with loose soil. Backfill shall be kept moist until being replaced.

Retaining Walls

As the site requires any retaining walls, they should be made of native stone, colored sandblasted concrete, wood timbers, or other materials that are complimentary to the natural surroundings.

Fences, Walls and Barrier Devices

The greatest preservation of the natural landscape would be realized if no fences were built; however, there are acceptable functional reasons for fences. Fences, walls and barriers utilized for privacy and screening purposes must be integral with the design. The Timbers will review their design, their appropriateness, size and appearance in relation to the proposed residence and adjacent sites. Barriers used solely as property line delineation are not acceptable under any conditions.

Garages, Carports and Parking Spaces

Garages and carports will be integrated with the design. A minimum of two permanent guest parking spaces must be provided on each site. A minimum of one enclosed parking space must be provided. No permanent parking will be allowed along the roadway at any time except for special occasions. Garages should be oriented so as not to open onto public roads or have expanses of garage doors visible from the road. Trailers, mobile homes, trucks, pickups, boats, boat equipment and garden or maintenance equipment shall be kept in a closed structure or screened from view at all times except when in actual use. No automobile repair work shall be performed anywhere within the homesite except in enclosed areas and in cases of emergency.

Driveways

Driveways shall be a maximum of 12' wide and extend from the approved road access to the property. Driveways will be constructed of asphalt or other prior approved material. In all cases, access drives should generally follow the natural contours of the site, meandering around and between existing trees and rock outcrops. Long straight runs, even if possible, should be avoided in order to maintain a "natural" appearance. Generally, roadbeds cut into the slope are preferable to fill areas. Roadways should drain to rock-lined drainage channels on the uphill side. Driveways will be staked for approval at the Design Review submittal. The only approved access during the construction of the home will be over the approved driveway. Driveways have high potential for great negative impact on a site, and care should be given to planning and design to reduce their dominance.

Decks, Greenhouses, Swimming Pools, Terraces, Tennis Courts, Etc.

- 1) Decks should be designed to minimize unsightly supporting structures especially when viewed from below, and to complement the total design.
- 2) Greenhouses and swimming pools are recognized amenities, but must meet code and design review standards as do other architectural features. They should demonstrate an integration with the design of the residence and site planning characteristics. Inflated "bubbles" are unacceptable.
- 3) Terraces should be designed so as to be an extension of the architecture of the home while responding to the natural land forms.
- 4) Some lots are appropriate for a tennis court. A tennis court should be built in a manner and location that does not require extensive grading and tree removal or construction of raised decks or large retaining walls. Design and color of fencing materials should blend with the area, and plant materials should be added where necessary to soften the visual impact. Surface colors should be restricted to soft reds and greens. Tennis courts should be screened from adjacent properties with the use of natural plant materials, fencing and a minimum setback of 25 feet from the property lines. Night lighting of tennis courts will be prohibited.

Fuel Tanks, Electric Meters, Garbage Areas, and Related Utility Fixtures

These and other related utilitarian features will be screened, buried or enclosed from view and planned as part of the total design. Any additions to any residence after the owner has occupied the home will require an additional approval process and resubmittal to The Timbers. Trash containers shall be inaccessible to wildlife.

Revegetation and Landscaping

It is the philosophy of The Timbers to encourage the existing state of nature to be an extension of the living area. This existing state is defined as a combination of indigenous plant material, trees, topsoils, rock formations and natural terrain and features that exist before construction on and around the site. Installation and maintenance of plant

materials and other landscape related improvements on the site are the responsibility of the owner. The landscaping plan should be submitted at the time of the Design Review.

Signs

- 1) Estate number and name at each entry monument. No alteration of this monument will be allowed (see section on monuments).
- 2) Construction signs, one to a site, shall not exceed 9 square feet.
- 3) Real estate signs, one to a site, shall not exceed 6 square feet.

Outdoor Lighting

All outdoor lighting must be presented during the Design Review submittal. Lighting of parking areas, driveways or walkways to houses should be considered. If driveway lighting is necessary, its design will be such that no glare is cast to The Timbers' roadways or into neighboring estates. Driveway lighting design shall not emphasize the driveway as a major site feature. It is the intent of The Timbers to have functional lighting which enhances an overall appearance but which will not be disturbing to neighbors, or motorists, or cause unreasonable glare.

Trees

Buildings and other facilities shall be located on the site where they least effect the natural environment. Trees shall not be cut or tree roots disturbed for trenching without specific approval of The Timbers. All trees will be flagged for removal as a part of the Design Review submittal. Trees or groups of trees adjacent to the construction area shall be protected during the construction period. Trees and other existing vegetation are valued by The Timbers. It is mandatory that the specifications and the contract agreement between the owner & contractor clearly define the intent of preserving the plant life. The owner or contractor who damages trees, shrubs or groundcover shall be required to replace such plants or trees by appropriate replanting. All trees removed for construction shall be promptly removed or treated to prevent infestation. Any fallen, dead, or infected trees shall be removed from the site. Nailing to trees is not allowed.

Landscaping and Plant Materials

Landscape scale and overall landscape design shall be developed so that one senses the new vegetation is integral with the natural landscape and the inherent form, colors and texture of the local plant communities. New planting should utilize plants that are indigenous to the Rocky Mountain zone and should be located to extend existing hedges, or planted in naturally occurring formations or patterns. Tall grasses and underbrush around larger trees is combustible fuel for wild fires and should be removed. The lower deadwood on

tree trunks, especially common on larger pines, is also a combustible link to grass fire and should be removed. Plant materials used for erosion control shall establish immediate surface stabilization to prevent soil erosion. Diverse, self-sustaining plant species will be used to provide surface cover within one growing season. (See Appendix C)

Architectural Standards

By careful choice of natural materials and textures and by maintaining scale with the surroundings, a community of interacting respectful architecture may be achieved. No estate design should dominate at visual cost to another residence.

It is important to have in mind that the residence is a three dimensional sculptural object. Because of the unique topography and planned low density of The Timbers, most building sites are visible from various locations. Views from roads and distant views across meadows, or filtered views through the trees and other homesites are all impacted by the design of a residence. An appreciation of a structure's architecture is achieved through an ordered perception. From any perspective a building should present a sense of complete expression and consistency.

There are magnificent views from the estate roads of The Timbers. Key view corridors have been identified. The ARC seeks to have owners locate residences and tall plant materials so as to preserve these views for the entire community.

Special consideration should be given to the siting of the building, with emphasis on the relationship to existing grades, preservation of natural features, landscaping as well as the relationship to neighboring home sites and vistas.

The residences should be designed to be coordinated and consistent in their architectural treatment and detailing. Care should be given to proportion, scale and massing qualities.

"Street-oriented" facade design or "theme" design transplanted from another time or area, such as chalet, hacienda, colonial, or tudor will be discouraged.

The Timbers does not wish to limit the creativity of individual homeowners or architects. However, the following is a general guideline for acceptable and non-acceptable materials and treatment. Any proposed deviations from this outline should be noted and considered at the Concept/Image Sketch Review stage.

Exterior Walls

- 1) Materials allowed for exterior walls are:
 - a) Logs/Timbers
 - b) Shakes and Shingles
 - c) Natural wood siding (cedar or redwood)

- d) Native stone where integrated with the design
 - e) Board and batten
 - f) Exposed architectural concrete will be considered at the discretion of the Board when stained, sandblasted, and/or textured.
 - g) Architectural concrete block
 - h) Stucco
- 2) Exterior materials not recommended for exterior walls are:
- a) Painted exterior siding. Portions of the building may be painted and will be reviewed on an individual basis for their compatibility and overall architectural design intent.
 - b) Metal siding
 - c) Synthetic siding
 - d) Ferro cement siding
 - e) Standard concrete block
 - f) Brick masonry. If brick is proposed it should not be the predominant exterior material. Designs involving brick will be reviewed on an individual basis.
 - g) Adobe
 - h) Contrasting light or dark grout colored mortar
- 3) Foundations:
- a) Native stone and river rock are preferred as veneer over concrete walls or blocks.
 - b) Exposed concrete may be used for foundation walls; however, exposed concrete walls over two feet in height may be required to be face with wood, or to be stained, sandblasted or textured at the discretion of the Board.
- 4) Exterior materials allowed for roofs:
- a) Wood shingles and shakes
 - b) Standing seam metal roofing
 - c) Sod
 - d) Use of composition shingles and concrete or clay tile roofing are subject to the Board's discretion after considering visibility and appropriateness.
 - e) Flat roofs will be considered on an individual basis but are not encouraged except as linking devices and minor architectural elements.
 - f) Natural slate

Windows

- 1) Insulated glass windows are required by state and local energy codes. Triple or dual High Performance glazing is recommended.
- 2) Wood windows are recommended. All finishes must be either natural or painted to natural colors. Other materials such as anodized metal, baked enamel or plastics will be approved at the discretion of the Board.
- 3) Reflecting or mirror glass is not acceptable.

Finishes

- 1) Transparent finishes which enhance the natural materials are preferred.
- 2) Semi-transparent stains which relate to the surrounding natural coloring are acceptable.
- 3) Solid base stains are generally not acceptable.
- 4) All exposed metals, sheet metals, or primed woods shall generally be painted to natural muted, non-contrasting colors.
- 5) TV or radio antennas are not acceptable for exterior walls. Careful planning is required for satellite receiving equipment.

Decks

- 1) Exposed structure for the underside of the decks more than three feet above grade must be designed without visible cross bracing and with a continuous screen wall or other finished appearance to conceal structural supports.

Exterior Doors

- 1) Simple designs are preferred. Ornate, gaudy or period design doors are not acceptable.

Exposed Metal, Chimney, Vents

- 1) All exposed metal such as fascias, flashing, wall vents, roof vents, metal enclosures, chimneys, shall be carefully considered elements in the design composition.
- 2) Reflective or contrasting finishes will not be acceptable.
- 3) Spark screens are mandatory on all chimneys. Care should be given to chimney location and existing trees for fire prevention.
- 4) Vents shall be grouped wherever possible.

Skylights

- 1) Only flat glass skylights will be approved on sloped roofs.

- 2) Bubble or gable skylights will be considered individually for flat roof applications.

Additional Items Not Allowed at The Timbers

- 1) Flimsy or unsubstantial, visually or structurally, awning and patio covers, etc.
- 2) Metal storage building of any type or size.
- 3) Exposed trash or refuse containers.
- 4) Non-conforming mail boxes.
- 5) Entry gates other than the approved estate entry monument.
- 6) Visually exposed campers, motor homes, boats, trailers or other recreational type vehicles, must be garaged, completely out of sight of adjacent homeowners, within the guidelines of the architectural review committee.
- 7) More than 2 automobiles considered on a permanent basis. All other vehicles shall be garaged.
- 8) No building or accessories shall be built upon the site without prior consent of the architectural review board regardless of the date of the building completion or Post Construction Review.

Building heights will be measured vertically from finish grade to the highest part of the roof or building element, excluding chimneys, as illustrated in Appendix A. In general, no building will be higher than the average tree height in the vicinity of the building. In some instances, heights are limited to preserve views or because of lack of tree cover. Height limitations as they apply to specific homesites are noted in Appendix B. Where not specifically limited to Appendix B., the maximum building height will be 35 feet.

Construction Phase Regulations

In order to maintain a comfortable atmosphere for the residents at The Timbers during periods of development, the following regulations shall be observed during the construction period. These regulations shall form an integral part of the contract documents for each homesite.

Construction Boundaries

The contractor and architect shall establish construction boundaries around the perimeter of the foundation excavation. Snow fencing, rope or other barricade will be utilized to mark this area. No vehicles or equipment, chemical toilets, dumpsters, material storage, etc. will be allowed outside of this area.

Construction Trailers, Sheds or Temporary Structures

Use of construction shelters shall be approved in writing by the Board prior to installing them on the site, as well as their size, configuration and location. All temporary structures shall be removed immediately after the certificate of occupancy is issued.

Daily Operation

Daily working operation hours for each construction site shall be 7:00 a.m. to 6:00 p.m., except Sunday. Blasting will be safely conducted between 9:00 a.m. and 5:00 p.m. with scheduled approval by The Timbers.

Debris and Trash Removal

Daily cleanup of the construction site is mandatory. Proper disposal of refuse and storage of material is of prime importance and is the contractor's responsibility. Debris and trash shall be removed on a weekly basis by being hauled, covered or enclosed, to a designated and authorized Public dump area outside The Timbers. After the contractor has been requested to remove the construction debris or trash and has not cooperated, The Timbers will have it removed and the contractor will be responsible for costs incurred. Burning of trash or construction debris is prohibited on The Timbers estate.

Storage of Construction Material, Trash, and Equipment

Storage areas shall be fenced according to approved "construction limits" areas. The contractor will be responsible for maintaining and storing construction materials, trash and equipment only in these areas.

Chemical Toilets

Chemical toilets shall be provided and properly maintained by the contractor and placed in an approved location.

Vehicles and Parking

All vehicles will be parked only in the designated areas shown on the site plan so as not to inhibit traffic or damage surrounding natural landscape. Vehicles shall not be left on the roads overnight. Vehicles may not be parked on other lots or on open space lands. The only approved construction access during the time a home is being built will be over the approved driveway for the lot unless The Timbers approves an alternative access point. Construction machinery (i.e., tractors, well drilling rigs, back hoes, compressors, etc.) may not be kept on a given site for more than 10 days without approval of The Timbers.

Speed Limit

Vehicle speed shall not exceed 15 miles per hour on any Timbers road unless otherwise posted.

Pets

Contractors, subcontractors and employees are prohibited from bringing dogs and other pets to the construction site.

Dust, Noise and Odor

Every effort shall be made to control dust, noise and odor emitted from a construction area. Radios, tape players, or other such devices must be played at a low volume.

Signage

Construction signs shall be limited to one sign per site, not to exceed 9 square feet of total surface area. The sign will be free standing. At no time will signs be placed on or nailed to trees.

Fire Extinguishers

A minimum of one serviceable 1016 ABC rated dry chemical fire extinguisher shall be located on each construction site in a conspicuous location.

Construction Activity Restricted to Lot

All construction activity shall be contained on the lot for which a building permit has been issued unless specific authorization is received in writing from The

Timbers. Any common ground, adjacent lots or roads damaged during construction shall be promptly restored to their original condition to the satisfaction of the Review Board. If restoration is not accomplished by the end of the growing season following completion of construction, all required repairs will be performed by The Timbers with all costs thereof charged to the person in whose name the building permit is issued.

The following items are prohibited at The Timbers:

- 1) Oil changing of vehicles and equipment without proper receptacles and removal procedures.
- 2) Concrete equipment cleaning or concrete dumping without proper cleanup and restoration.
- 3) Careless treatment of trees or preservation areas.
- 4) Removing any rocks, trees, plants, topsoils, etc. from any portion of the estate other than the owner's property.
- 5) Exceeding the speed limit.
- 6) Careless use of cigarettes or flammable items.
- 7) Burning of trash or construction debris.
- 8) Firearms
- 9) Signs other than approved construction or real estate signs.
- 10) Use of spring, surface or irrigation water for any purposes.
- 11) Contractors' or employees' animals.

Technical and Informational Material

As a guide for design and construction of The Timbers, the following technical and informational material is presented.

Applicable Codes and Regulations

The following documents are administered by the Jefferson County Building Department or other regulatory agencies.

- 1) 1979 Uniform Building Code
- 2) 1982 Uniform Plumbing Code
- 3) 1979 Uniform Mechanical Code
- 4) 1981 National Electrical Code
- 5) Colorado State Energy SBO?
- 6) Occupational Safety and Health Act (OSHA regulations and guidelines will be observed)

If any of the above documents are updated or changed in any way, the most current document shall be applicable. Verification of all documents is recommended before the start of the work and is the responsibility of the owner or his/her agents.

Utilities and Services

Water	Individual well for each estate
Sewer	Septic system for each estate
Electric	Public Service Company of Colorado
Telephone	Mountain Bell
Cable TV	Timbers Estate Metropolitan District
Natural Gas	Public Service Company of Colorado
Refuse Removal	
Mail	U.S. Post Office, Evergreen, Colorado
Snow Removal	Timbers Estate Metropolitan District
Security System	Timbers Estate Metropolitan District

In the Event of an Emergency

Evergreen Fire Protection District	674-3411
Medical Facilities - Consult your telephone book	
Evergreen Ambulance	Dial 911 or 674-3411
Jefferson County Sheriff's Department	277-0211