



CORINTHIAN HILL PROPERTY OWNER'S ASSOCIATION, INC.
STANDARDS AND PROCEDURES FOR APPROVAL
OF ARCHITECTURAL AND LANDSCAPING PLANS

ARTICLE I - STATEMENT OF AUTHORITY

- (1) Paragraph 40 of The Declaration of Conditions, Covenants, Restrictions and Easements Regarding The Corinthian Hill Sub-division, dated June 16, 1977, as recorded at Book 294, Pages 28 through 45 in the office of the Clerk and Recorder of the County of Summit, State of Colorado (hereafter "the Covenants") provides, in part, that no site clearing shall be commenced, no building or other structure shall be started, constructed, erected or maintained on any lot within Corinthian Hill Subdivision until the general layout and plan for the complete plans and specifications therefore, submitted in accordance with the requirements of the Covenants, have been approved in writing by Tenderfoot Mountain Properties and the Architectural Control Committee which shall consist of the members of the Planning and Zoning Commission for the Town of Dillon (hereafter "the Commission").
- (2) Pursuant to Resolution 79-3, adopted by the Board of Trustees of the Town of Dillon on May 22, 1979, the authority given to the Dillon Planning and Zoning Commission under the Covenants was delegated to the Corinthian Hill Property Owner's Association, Inc., a non-profit corporation organized under the laws of the State of Colorado (hereafter "the Association").
- (3) By letter dated March 28, 1979, William O. Cox, as Managing Agent for Tenderfoot Mountain Properties, the Declarant, pursuant to Paragraph 75 of the Covenants, offered to assign the power and authority given to the Declarant under Paragraphs 34, 35, 36, 40 and 41 of the Covenants to the Association. On April 21, 1979, the Board of Directors of the Association (hereafter "the Board") adopted a resolution consenting to the foregoing transfer and assignment from Tenderfoot Mountain Properties to the Association.
- (4) Under Article VII, Section 1(f) of the By-laws of the Association, the Association is authorized to establish such committees as deemed appropriate in carrying out the duties of the Board authorized by the Covenants. By resolution duly adopted on April 21, 1979, the Board established an Architectural Control Committee, consisting of five persons, to recommend standards and procedures for the submission and approval of architectural and landscaping plans by the Committee and the Board. The

procedures set forth below were, upon recommendation of the Architectural Control Committee, adopted by resolution of the Board of Directors of the Association duly made on November 27, 1979.

ARTICLE II - STANDARDS AND PROCEDURES

SECTION 1. DEFINITIONS:

(a) "Association" shall mean and refer to Corinthian Hill Property Owner's Association, Inc., a Colorado corporation not for profit, its successors and assigns, organized to be the Association referred to herein.

(b) "Committee" shall mean and refer to the Architectural Control Committee of the Association.

(c) "Owner" shall mean and refer to the owner of record, whether one or more persons or entities, of a fee simple title to any Lot, Residence or Residence Unit, which is a part of the Properties, but excluding the holder of any instrument which is security for the performance of an obligation.

(d) "Properties" shall mean and refer to that certain real property lying within the exterior boundaries of Corinthian Hill Subdivision according to that certain amended plat filed for record on June 16, 1977, under Reception No. 165794 in the office of the Clerk and Recorder of Summit County, Colorado.

(e) "Plat" shall mean and refer to the Plat referred to in Section 1(d) above.

(f) "Residence" shall mean and include single family dwellings, duplexes, townhouses, condominiums, apartment houses or other multiple dwelling types of structures, whether the same are established under a scheme for multiple ownership of individual units, such as a condominium, or under a regime for common tenancy or under single ownership of more than one dwelling unit in any such structure.

(g) "Lot" shall mean and refer to any of the platted lots as designated on the Plat with the exception of the Common Areas and areas dedicated for public use.

(h) "Covenants" shall mean and refer to The Declaration of Conditions, Covenants, Restrictions and Easements Regarding The Corinthian Hill Subdivision dated June 16, 1977, recorded at Book 294, Pages 28 through 45, in the office of the Clerk and Recorder of

Summit County, Colorado and to a first amendment thereto, recorded on October 31, 1978 under Reception No. 183174 in the office of the Clerk and Recorder of Summit County, Colorado.

(i) "Board" shall mean and refer to the Board of Directors of the Association.

(j) "Construction Site" shall mean and refer to any portion of the Properties (including but not limited to a Lot) on which authority is given by the Committee and the Town of Dillon to construct improvements or store materials or equipment.

(k) "Common Area" shall mean and refer to all the real property described and designated as "common area" on the Plat, including all the grounds and paths within the Properties.

SECTION 2. PURPOSE:

(a) The procedures and standards set forth herein have been adopted by the Board to:

- (i) establish and maintain the Properties as a prime mountain residential area of the highest possible quality and value for the purpose of enhancing and protecting its value, desirability and attractiveness; and
- (ii) attain the highest quality of development and construction within the Properties; and
- (iii) insure compatibility and harmony both between the improvements to be erected on the Properties and the natural beauty of the land within and without the Properties; and
- (iv) insure that the improvements constructed on the Properties comply with the specific requirements and general intent of the Covenants; and
- (v) insure that the construction of improvements by any Owner of any Lot within the Properties shall not result in a reduction in the value of any other Lot within the Properties; and
- (vi) insure that the construction of all improvements within the Properties shall be accomplished in an orderly manner with minimum interference to and disturbance of other Owners within the Properties; and

- (vii) establish reasonable and sufficiently detailed criteria and procedures for the submission and review of plans and specifications; and
 - (viii) provide a framework within which the Committee and the Board can fairly exercise the authority held by them; and
 - (ix) set forth reasonably specific standards and guidelines which, to the extent possible, insure against arbitrary and capricious decisions by the Committee and the Board; and
 - (x) to the extent authorized, guide and assist Owners in the development of their Lots.
- (b) The procedures and standards set forth herein shall primarily apply to:
- (i) assuring compatibility and harmony of exterior colors, materials and design;
 - (ii) relating proposed improvements to the natural features of the land and to neighboring structures and improvements; and
 - (iii) conforming proposed plans and specifications to the intent of the Covenants.
- (c) Compliance with the procedures and standards set forth herein and approval by the Committee or by the Board does not constitute compliance with any applicable building codes or regulations.
- (d) The procedures and standards set forth herein are intended to implement the Covenants and shall in no way be construed as altering or amending said Covenants.

SECTION 3. REVIEW PROCEDURES:

- (a) Submission of Preliminary Plans and Specifications:
- (i) Any owner who intends to construct a residential unit or any related improvements on any Lot shall submit duplicate copies of preliminary plans and specifications for such improvements to the Committee prior to any site clearing or the commencement of construction of any of said improvements on the Lot. Each such owner is encouraged, but not required, to submit

sketch plans and preliminary renderings of such unit and related improvements to the Committee for review prior to the preparation and submission of preliminary plans and specifications.

(ii) The plans and specifications to be submitted pursuant to Section 3(a)(i) hereof shall include, but shall not be limited to, the following:

- (A) the floor elevations, exterior elevations, details of exterior decks and stairs, wall sections, plot grading and complete landscaping plans and details;
- (B) the principal exterior materials and color schemes;
- (C) the location, character and method of utilization of all utilities;
- (D) a full description of all fences, signs, lighting, off street parking areas, and site clearance planned in connection with the construction of the improvements; and
- (E) an approximate time schedule showing commencement and completion dates for the improvements to be constructed on the Lot, utility hook up, and completion of landscaping work.

(iii) The landscaping plan to be submitted in accordance with Section 3(a)(ii)(A) hereof shall include, but not be limited to:

- (A) the position, type (by botanical name) and height (as of the date of initial planting) of all trees;
- (B) location and type of fencing, if any;
- (C) location and type (by botanical name) of shrubs, plantings and other permanent ground cover;
- (D) location of peripheral or retaining walls;
- (E) location of driveways and off street parking areas;
- (F) plans for the irrigation and maintenance of all trees, shrubs, plantings and other living ground cover;

- (G) all other topographical and decorative features;
and
 - (H) a detailed cost estimate setting forth the anticipated expenses of installing the items described in the landscaping plan.
- (iv) The plans and specifications to be submitted pursuant to Section 3(a)(i) hereof must indicate compliance with the following requirements:
- (A) All exterior colors of the improvements (excluding rock and other natural building materials) to be erected on any Lot, including garage doors, shall be painted or stained in earth tones;
 - (B) Driveway paving shall either consist of concrete (minimum four inch thickness) or asphalt (minimum two inch cover with four inch base course minimum);
 - (C) No artificial brick or rock exterior covering, finish or facade shall be permitted on any exterior surface;
 - (D) All exposed foundation walls shall be textured, stained, veneered or covered with materials acceptable to the Board; and
 - (E) No windmills or wind-driven electric generating facilities shall be permitted on any Lot or any improvements on any Lot.

(b) Approval of Plans:

- (i) All plans and specifications submitted to the Committee pursuant to Section 3(a) hereof shall be approved, rejected or conditionally approved by the Committee within thirty (30) days following the Committee's receipt of complete duplicate sets of said plans and specifications, plus the time required to obtain any consent required pursuant to Section 3(b)(v) hereof. All such plans and specifications shall be mailed to the following address:

Nancy Hansen, Chairperson
Architectural Control Committee
Corinthian Hill Property Owner's
Association, Inc.
7900 West Layton
Littleton, Colorado 80123

or at such other address as may be specified from time to time by the Committee.

- (ii) The Committee shall review the Owner's plans and specifications according to the purposes and standards set forth in Section 2 hereof and the requirements set forth in Section 3(a) hereof.
 - (iii) On or before the expiration of the time period set forth in Section 3(b)(i) hereof, the Committee shall mail the Owner a notice containing the results of its review in accordance with Section 3(b)(ii) hereof. Said notice shall contain:
 - (A) the reasons for the Committee's rejection of said plans and specifications, if rejected;
 - (B) the Committee's approval of said plans and specifications, if approved; or
 - (C) the Committee's conditions of approval, if said plans and specifications are conditionally approved.
 - (iv) All approvals or conditional approvals of the Committee shall be subject to final approval by the Board.
 - (v) Any notice mailed pursuant to Section 3(b)(iii)(C) hereof shall stipulate that upon receipt of the Owner's consent to the conditions of approval therein proposed, the Committee shall recommend approval to the Board upon such conditions. In the event that the Owner shall withhold his consent to such conditions, the plans and specifications shall be deemed to have been rejected.
 - (vi) Upon the approval or conditional approval (following receipt of the Owner's consent, if required), the Committee shall notify the Board of the results of its review and its recommendation for said approval.
 - (vii) The Board shall approve, reject, or conditionally approve all plans and specifications delivered to it by the Committee within thirty (30) days following the Board's receipt of the Committee's recommendation.
- (c) Upon approval or conditional approval of any plans and specifications by the Board, the Board shall give notice of such approval to the Planning and Zoning Commission, and Building Inspector for the Town of Dillon.

