

Aspen Highlands Subdivision Architectural Control Committee Standards

As stated in section 13 of the Reservations and Restrictive Covenants, "the Architectural Control Committee shall promulgate and maintain a list of standards for guidance in approving and disapproving plans and specifications."

The Aspen Highlands Homeowners Association through the Architectural Control Committee (ACC) have developed guidelines to provide direction to the property owners for the improvement of their properties, to establish thresholds for design quality and the suitable application of materials, to insure sensitivity to each site's environments and its neighbors. These guidelines constitute the standards and requirements to which each Owner must adhere, subject to waivers or variances granted by the ACC.

ARCHITECTURAL CONTROL COMMITTEE- DEFINITIONS AND NUMBER:

The Architectural Control Committee is vested with the power and authority described herein and shall be composed of three persons owning property in the subdivision, appointed by the association. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. Members of the Architectural Control Committee may be replaced by the membership of the Association at a properly convened meeting at which a quorum is present. Prior to the commencement of any excavations, construction, remodeling, or addition to any structure including out buildings and fencing, complete sets of the building plans and specifications for the construction, improvement or addition, together with a block or plot plan indicating the exact location of the building site or improvements. Work shall not commence unless the architectural review committee shall endorse the plans as being in compliance with these covenants and are otherwise approved by the committee. The committee shall have the right to refuse or approve any such plans and shall have the right to take into consideration the suitability of the proposed building and the materials of which it is to be built, the site upon which it is proposed to erect the same, the harmony of the proposed construction with the surroundings and the effect of the building or other structure on the outlook from adjacent or neighboring property. The committee shall promulgate and maintain a list of standards for guidance in approving and disapproving

plans and specifications pursuant to this section. The second set of plans shall be filed as a permanent record with the committee. In the event the committee fails to approve or disapprove in writing of plans delivered to in accordance with this section within thirty (30) days of the receipt of the plans, then approval may be sought from the Homeowners Association Board of Directors.

ARCHITECTURAL AND CONSTRUCTION:

Only new construction or alteration of existing construction shall be permitted, subject to the review and approval of the Architectural Committee as further provided in section 13 of these Covenants.

The exterior of all buildings shall be wood, stone, brick, plaster or other material suitable to the buildings in the mountain terrain.

All construction and alterations shall comply with the provisions of the following standard codes, or their official amendments.

"Uniform Building Code," Current edition, International Conference of Building Officials"

" National Plumbing Code," Current edition:

" National Electrical Code," Current edition:

" National Fire Protective Association International" and with such State of Wyoming Building and safety codes as may be applicable to the addition.

No dwelling shall be permitted on any lot at a cost of less than \$10,000.00, based upon cost levels prevailing on the date these covenants are recorded, it's being the intention and purpose of the covenant to assure that all dwellings be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 600 square feet for one story dwelling.

UTILITY AND SERVICE LINES:

All public utility and service lines, including pipelines, shall be buried.

SEWAGE SYSTEMS:

Each structure designed for occupancy or use by human beings shall be connected to a private

individual waste disposal system of pollution free design and construction. Sewage systems shall comply with all applicable requirements of the Wyoming Department of Environment Quality in effect at the time of installation.

PROPANE TANKS, WATER STORAGE AND SEWAGE DISPOSAL SYSTEMS:

Propane tanks, water storage tanks and sewage disposal systems must conform to state regulations and be located so as not to detract from the appearance of the lot.

TREES:

Live trees may not be removed from any lot without the prior written approval of the Architectural Control Committee.

Roofs:

No galvanized corrugated steel metal roofs, all roofs should be designed for strong winds and heavy snowfall.

Out Buildings:

All out buildings should use the same exterior materials as the main structure, if feasible.

Perimeter Fencing:

Perimeter fencing is discouraged. No chain link or barbwire fencing will be allowed. All fencing should consider the movement of wildlife and is subject to review by the ACC.

Acreage:

No unsightly excavations to be left on any lot. All building and properties will be maintained to the standards set forth in the covenants.

No windmills or antennas are permitted unless approved by the ACC.

General Considerations:

All construction should be done in a planned timely matter.

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