

- 4.6 **Dwelling Unit** – Dwelling unit means one or more habitable rooms arranged, occupied, or intended or designed to be occupied by not more than one family with facilities for living, sleeping, cooking and eating. Primary Dwelling Units shall comply with San Miguel County requirements as to relative size in relation to secondary dwelling units.
- 4.7 **Final Plan Approval** – A certificate issued by the DRB that indicates the design of a building and associated landscaping have been reviewed by the DRB and conform with the Design Guidelines. Final Plan Approval must be received from the DRB and prior to commencement of any site work including, but not limited to, tree removal and excavation; however, the DRB shall have the authority to allow tree removal, the construction of driveways and underground utilities and excavation to occur under circumstances subject to conditions it deems appropriate by the DRB in its sole discretion. Pursuant to paragraph 3.3 of the Preliminary Development Plan Approval for Gray Head at Telluride Planned Unit Development, County building permits and permits for excavation or construction of any portion of the building or site preparation shall not be issued prior to receiving Final Plan Approval. Prior to receipt of Final Plan Approval the owner and his contractor must certify that they have reviewed the Final Plan Approval and agree to comply with all of its provisions and conditions; these certifications shall be on forms provided by the DRB. Final Plan Approval is also known as a Certificate of Approval.
- 4.8 **General Declaration** – The General Declaration for Gray Head at Telluride, recorded in the office of the San Miguel County Clerk and Recorder in Book ____ at page _____, and As it may be amended or supplemented from time to time.
- 4.9 **Master Developer** – Gray Head Development Corporation, a Colorado corporation.
- 4.10 **Single Family Lot** – Designates a lot that may be used for the construction of one primary Dwelling Unit and one Accessory Housing Unit. The Accessory Housing Unit must be integrated into the primary Dwelling Unit and may not be constructed in a structure which is detached from the primary Dwelling Unit constructed on the lot so long as the Accessory Housing Unit is within the site and in compliance with the San Miguel County Land Use Code. A Single Family Lot may not be further subdivided or condominiumized.

These definitions are only for clarification of terminology within these Design Guidelines. Owners are also bound to the definitions listed within the General Declarations, Gray Head at Telluride Bylaws, Articles of Incorporation and other applicable rules or regulations.

Section 5

ARCHITECTURAL REQUIREMENTS

- 5.1 **Building Form, Massing and Architectural Expression** – The architecture within Gray Head at Telluride shall promote design concepts and forms appropriate to mountain environments. The intention is to create an architectural appeal that is timeless through

unpretentious, simple forms and style, and with straightforward construction techniques and durable materials. A larger initial investment in materials and craftsmanship should be expected that might be at least partially offset by the reduced burden of long-term maintenance.

The building massing shall be low profile with horizontal forms dominant. Vertical elements such as stone chimneys, towers, columns, etc. will be encouraged to provide subtle architectural contrast to the major building forms. On steep slopes and in heavily treed areas, understated vertical forms will be permitted as creative solutions to site constraints and the layout of the terrain.

- 5.2 **Roofs** – Roof forms should be kept simple. Roof material shall be restricted to slate, rusted metal, concrete roof tile or uniform cedar shingles. Slate and concrete roof tile shall be limited to a flat profile unglazed tile in the style and colors approved by the DRB. Roof colors shall blend with the natural colors of the surroundings. Glazed tiles, all reflective roofing, asphalt shingles and cedar shakes will not be permitted. It is recommended that cold roof design be used for roofs over heated spaces to avoid ice damage to roofs and eaves.

Roof overhangs are recommended in order to provide protection from snow and ice, as well as bringing the mass of the house closer to the ground. Covered porches will be encouraged to provide interest within the architecture. All exposed metal flashing, gutters, downspouts, snow fences and other roof hardware shall be copper, except where roof is rusted metal and when structural requirements dictate the use of stronger materials such as for snow fences. When steel or iron are used they may be finished with a baked on enamel paint (non-reflective) or, subject to written approval of the DRB, a silicon modified alloy or special epoxy paint system, of a color approved by the DRB.

- 5.3 **Exterior Walls** – The primary exterior wall materials should convey a strong natural image through the use of hand-hewn log, timber, vertical wood siding and rock. Other materials may be approved at the discretion of the DRB. A rich, strong sense of mass will be encouraged by requiring rock as a significant element. Stucco may only be used as a complimentary non-primary exterior material and shall have a soft undulating appearance with an avoidance of sharp edges.

Creating deep recesses for all doors and windows located in rock or stucco walls shall enforce the sense of thick mass walls.

Wall materials should respond to the orientation of the building, with north closed off (small window openings) and the south open to exposure.

The following materials shall be used for exterior walls:

Natural Wood – log or timbers (western cedar, hardwood, spruce or pine) sound tight knot or better, without heavy pigment stain or paint. Wood siding may be used, but must be stained a DRB approved color to give the rustic appearance of old barn wood. Logs shall be 9" diameter minimum and siding shall be 8" wide minimum.

Stucco – (Drivit/Settel) – Colors shall be approved by the DRB and may only be used as a complimentary non-primary exterior material.

Rock – Only DRB approved rock shall be permitted. Volcanic rock and unit masonry are not acceptable as exposed exterior material. Rock walls shall be laid in a random pattern with minimum exposed mortar. Rock shall stress a horizontal look and appear stacked rather than applied as veneer. Since rock is required as a significant and unifying exterior

element, a minimum of 35% of the gross exterior wall surface area, including doors and windows, shall be rock; rock placed on retaining walls and similar features may be included in meeting the 35% requirement. These features are in contact with the building.

Wood Siding - Wood siding with a minimum width of no less than 8" may be used.

- 5.4 **Chimneys and Flues** – Chimneys are an important visual element of the architecture and strongly affect the roofscape and skyline of Gray Head at Telluride. All fireplace flues should be enclosed with a chimney cap and not simply left as exposed metal or clay flues. Forms of chimneys should relate to the overall building and should be finished with rock or architectural or rusted metal.

Chimneys should be located on the roof to avoid fumigation of ground areas and adjacent Structures during normal wind conditions. Chimneys should be located as high as possible on the upwind side of the roof to insure adequate disbursement of smoke. Chimney height and location shall meet all local Building Code requirements. Chimneys may penetrate the absolute maximum building height of 35 feet, if allowed by the County of San Miguel.

Building vents and flues for such functions as ventilation and exhaust should be consolidated into vent enclosures wherever possible and should typically be concealed from public view. Enclosures should be made of stucco or stone and caps shall be made of copper, stone or stucco. Painted metal vent enclosures will not be permitted.

- 5.5 **Windows** – Window casings shall be wood. Approved finishes are natural, stained or painted. Exterior window trim shall relate to other building materials, either wood or masonry. Other materials may be approved at the discretion of the DRB.

Sandstone, flagstone, metal or heavy timber lintels and sills are required for windows within mass walls. Wherever located in rock or stucco walls, all windows shall be deeply recessed to give the appearance of thick wall construction. A minimum five (5) inch recess from the outside face of the stucco or rock to the exterior of the glass shall be required.