



Design Review Board

Cordillera Design Guidelines

Construction Rules & Regulations

Amended February 2016

7.01.00 CONSTRUCTION RULES AND REGULATIONS

For ease of reference and use, the *Cordillera Construction Rules and Regulations*, which are included as a portion of the Design Guidelines, are published in a free standing format that is appended to the Design Guidelines. It is encouraged that *Cordillera Construction Rules and Regulations* be utilized as an independent reference guide.

7.01.01 Title

This document shall be known as the *Cordillera Construction Rules and Regulations* and may be referred to herein as the Regulations.

7.01.02 Purpose

In order to ensure that any Construction Activity (as such term is defined below) conducted within Cordillera is done in the most sensitive manner possible and to minimize impacts to guests and Owners, the following Construction Regulations shall be enforced during the construction process. These Regulations supplement the Design Guidelines, which are incorporated herein by reference. The Cordillera Design Review Board has the power to amend these Regulations from time to time, without notice.

7.01.03 Definitions

Association: with respect to Cordillera, the Cordillera Property Owners Association, Inc.

Construction Activity: any Site preparation, grading, or construction or alteration of any building, structure or other improvement on any Site.

Compliance Deposit: the deposit that an Owner is required to deliver to the DRB prior to commencing any Construction Activity. Failure to complete the project could result in forfeit the compliance deposit.

Compliance Agreement: the document the property owner signs with the DRB to ensure improvements are built within compliance of the approved drawings.

Construction Site or Site: a Site upon which Construction Activity will take place or is currently taking place.

Construction Vehicle: any car, truck, tractor or other vehicle used to perform any part of a Construction Activity or to transport equipment, supplies or workers to a Construction Site.

Cordillera: all Covered Property as defined in the applicable Declaration or Supplemental Declaration.

Declaration: with respect to Cordillera, that certain Declaration of Protective Covenants, Conditions, and Restrictions for Cordillera recorded in Deed Book 486, Page 456, et seq. of the records of the Office of the Clerk and Recorder for Eagle County, Colorado under Reception No. 382659 as it may have been or may be amended from time to time by Supplemental Declaration or otherwise or Design Review Board (DRB): the Design Review Board as appointed by the Cordillera Property Owners Association, pursuant to the Declaration.

Owner's Representative: any contractor, subcontractor, agent or employee performing the duties of an Owner with the consent of an Owner in connection with any Construction Activity.

Quiet Work: indoor work or Construction Activity conducted on the Construction Site, which is not audible from adjacent Sites by homeowners or visitors.

Public Safety Department or Cordillera Public Safety: the Cordillera Metropolitan District's Public Safety Department which has been contracted by the Associations to provide public safety, security, and enforcement of Association rules and regulations or any other entity to which such responsibilities may be delegated by the Association from time to time.

All capitalized terms used in these Regulations, unless specifically defined elsewhere in the Regulations, shall have the meaning ascribed to them in the appropriate Declaration.

7.02.00 CONSTRUCTION PROCESS

7.02.01 Design Review

Prior to commencing any Construction Activities within Cordillera, design approval must be granted by the Cordillera Design Review Board. All new buildings, modifications to existing buildings, landscaping, site improvements and the use of property within Cordillera must be reviewed and approved in accordance with the provisions of the applicable Guidelines.

The Design Guidelines interface with these Rules and Regulations and contain additional information regarding the design review and construction process. Owners, Owner's Representatives and contractors must review and become familiar with both documents prior to initiating the design and construction process.

7.02.02 Final Plan Review

The interface between the Design Guidelines and these Rules and Regulations begins during final plan review with the submittal and review of the Construction Management Plan and Proposed Construction Schedule. This plan and schedule provide an approximate timeline for project start-up and completion dates for construction, utility hook up, completion of landscaping, and an anticipated occupancy date.

The Construction Management Plan identifies Limits of Disturbance Zone, a limited area within which all Construction Activities must take place. In addition to the Limits of Disturbance Zone, the Construction Management Plan indicates the location of all access drives and on-site construction parking areas, temporary structures and trailers, sanitation facilities, dumpsters, material laydown and staging areas, and the construction sign, and further, all mitigation measures for protecting natural features of the lot during construction including an erosion control and soil stabilization plan for areas of construction disturbance.

Written approval of a Construction Management Plan must be obtained from the DRB prior to initiating any Construction Activities.

7.02.03 Technical Review

Step four of the design review and construction process involves the submittal and review of the construction drawings. Three sets of the construction drawings shall be submitted to the Design

Review Board following final plan approval. A comprehensive set of construction drawings shall include, but are not limited to the requirements for Final Approval plus a final grading plan, foundation plans, framing plans, floor plans, roofing plans, elevations, all relevant specifications and material schedules and the construction management plan.

At the time the Technical Review is submitted, the road impact fee and compliance deposit is collected (See Section 1.03.02).

7.02.04 Pre-Construction Meeting

Step Four of the design review process includes a mandatory pre-construction meeting with the Owner or Owner's Representative and the project superintendent, a representative of the DRB, Public Safety and Community Operations. This meeting may be scheduled by calling the offices of the DRB. The purpose of this meeting is to review the Construction Management Plan and to discuss construction-related issues. All site fencing (green is required) and staking must be installed prior to the pre-construction meeting. This meeting is to follow the Eagle County Wildfire Regulations review.

7.02.05 Road Impact Fee

Refer to Exhibit E: Road Impact Fee Worksheet

7.02.06 Compliance Deposit

After the DRB approves an Owner's proposed Construction Activity and prior to commencing such Construction Activity, the Owner shall deliver a Compliance Deposit to the DRB as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved Final Plans, Construction Management Plan, and these Regulations, as described below.

AMOUNT: Is based on square footage of the residence to be constructed and is as follows:

- Up to 5,000 sq. ft. = \$20,000.00
- 5,001 sq. ft. to 7,000 sq. ft. = \$30,000.00
- 7,001 sq. ft. to 10,000 sq. ft. = \$40,000.00
- 10,001 sq. ft. to 15,000 sq. ft. = \$50,000.00

NOTE: ALL CHECKS ARE PAYABLE TO CORDILLERA PROPERTY OWNERS ASSOCIATION

FORM: The Compliance Deposit shall be delivered to the DRB by certified or cashier's check. Letters of credit or other forms of payment are not accepted.

ADMINISTRATION: The DRB administers each Compliance Deposit as follows:

- A. The DRB holds the Compliance Deposit as security for the Owner's full and faithful performance of its Construction Activity in accordance with its approved Final Plans and these Regulations.
- B. The DRB may use, apply, or retain the whole or any part of a Compliance Deposit to the extent required to reimburse the DRB for any cost which the DRB may incur, or may be required to incur, by reason of an Owner's noncompliance in respect to any of the terms and conditions set forth herein. DRB shall be entitled to a fee in an amount equal to

fifteen percent (15%) of the amount of any costs incurred by DRB to cure any noncompliance by an Owner, which fee may be paid from the Compliance Deposit.

- C. If the amount of the Compliance Deposit is not sufficient to cure any such noncompliance by an Owner, the DRB may apply the Compliance Deposit in a manner which best mitigates the effects of such noncompliance while not actually curing the noncompliance. In addition, the DRB may use, apply or retain the whole or any part of a Compliance Deposit to pay to the DRB any fine imposed by the DRB under paragraph 7.2 below that is not paid as and when the same becomes due and payable.
- D. The DRB's decision to use the Compliance Deposit as permitted hereunder shall be at the sole and absolute discretion of the DRB.
- E. If the DRB uses part or all of the Compliance Deposit pursuant to paragraph B above, then the Owner, within five (5) days after written demand from the DRB to restore the Compliance Deposit to its original amount, shall pay the DRB the amount used. Neither the Owner nor any other party shall have any rights of any kind or nature against the DRB, its officers, agents, employees, directors or attorneys arising out of the DRB's use of the Compliance Deposit, unless the DRB is grossly negligent, or intentionally acts in bad faith.
- F. The DRB shall be under no obligation of any kind or nature to take any action to complete any Construction Activity, or cure any failure of the Owner to comply with all Regulations pertaining to the Construction Activity.
- G. Any part of the Compliance Deposit not used by the DRB as permitted by paragraph B above, shall be returned to the Owner within thirty (30) days after the issuance of a final Certificate of Compliance for the Site by the DRB.
- H. The deposit shall be submitted with the signed and dated Compliance Agreement to ensure that all construction is in compliance with the DRB approved set of drawings.
- I. The Compliance Deposit may be increased at the discretion of the DRB.
- J. Each Owner shall ensure that all Construction Activity that is performed on their Construction Site shall be performed in accordance with the following requirements.

7.02.07 Access and Parking

Parking on the streets will be limited to a maximum of ten (10) vehicles. Any type of equipment or trailer will be counted as one (1) vehicle. Parking must be limited to one side of the street. Access to side streets, driveways and/or fire hydrants cannot be blocked or restricted in any way. DRB and Public Safety reserve the right to limit parking any time the parking presents a safety hazard such as blocking the necessary line of sight, blocking snow plows or emergency equipment. There is no overnight parking on any Cordillera street. Vehicles left out overnight are subject to ticketing and towing. Parking is prohibited at all times on Fenno Drive, Summit Trail (except west of the stop sign at Gore Trail) and Cordillera Way. Construction Vehicles shall gain access to Construction Sites only from existing roads adjacent to the Construction Sites.

Prior to commencement of construction, the Owner of a Construction Site shall submit as an element of the Construction Management Plan, a parking plan that indicates how contractor and employee parking needs will be handled. Parking will also not be permitted, at any time, within 15 feet of a fire hydrant or within 100 feet of an intersection. Special safety precautions are necessary for all roads including, but not limited to, safety cones, barriers and flaggers. Special safety functions may be provided by the Cordillera Public Safety staff at a cost billed to the Owner. Each parking plan shall describe how and where Construction and Delivery Vehicles will be parked on the Construction Site during the Construction Activity;

The Public Safety Department may require modifications to any proposed Parking Plan submitted by an Owner. Such modifications may include, without limitation, modifications that:

- A. Alter designated Construction Vehicle parking areas;
- B. Limit the maximum number of Construction Vehicles that may be parked on a Construction Site at any one time; and
- C. Mitigate any impediment to emergency response, including but not limited to fire department, ambulance, snow removal operations, road maintenance, or obstruction of vehicular traffic.

7.02.08 Blasting

No blasting shall be performed on any Site without the Director of Public Safety's prior consent. Notification shall be provided to the Director of Public Safety a minimum of 72 hours in advance of any blasting operations, and in all cases blasting shall occur only between the hours of 9:00 AM and 5:00 PM. Blasting may be subject to certain restrictions, which shall be determined by the Director of Public Safety in its sole and absolute discretion and which may vary from Site to Site. A licensed blasting company must be used in any and all blasting operations and a Cordillera Public Safety employee must be available on site at the time of the blast.

7.02.09 Contractor Pass and Stickers

Cordillera Public Safety monitors access and parking within Cordillera. As part of this program all contractors, subcontractors and service personnel must check in with Public Safety. A system of stickers and passes has been developed to facilitate this process. Please see the Appendix F for more details regarding passes and stickers.

7.02.10 Completion of Construction

Once construction on a project is initiated, completion of the project shall be pursued with due diligence until completion. In such cases where construction of a project is suspended for more than thirty days, the Owner or Owner's Representative shall meet with the DRB to establish a revised schedule for completion. If completion of the project is to be delayed for an unreasonable length of time, the DRB may, at its discretion, require the restoration and re-vegetation of disturbed areas of the Site.

Unless otherwise approved by the DRB, each Owner shall ensure that any Construction Activity it performs or causes to be performed shall:

- a) Commence within one year after the DRB's approval of Final Plans;

- b) Be substantially complete within twelve months after commencement thereof; and;
- c) be fully and finally complete, including all required landscaping, within eighteen months after commencement thereof

7.02.11 Compliance with Laws and Regulations

Each Owner shall, at their expense:

- a) comply with all terms and conditions of these Regulations, the Compliance agreement and the Declaration and all other Regulations promulgated from time to time by the DRB that are applicable to its Construction Activities;
- b) comply with all federal, state, and local laws, ordinances, orders, rules, regulations and other governmental requirements relating to its Construction Activities; and
- c) ensure that its Owner's Representatives and contractors comply with the foregoing terms and conditions.

7.02.12 Conservation of Landscape Materials

During the design review process, the DRB shall determine which natural features and vegetation on a Construction Site not directly impacted by the placement of buildings or other improvements shall be protected and preserved. The Owner shall then specify in the Construction Management Plan that such areas be protected.

Landscape materials such as trees, native or endangered plants, rock outcroppings and boulders that will be preserved shall be marked and protected by flagging, fencing, or barriers. The DRB shall have the right to flag major terrain features or plants, which are to be fenced off for protection.

No tree or shrub shall be removed without prior approval by the DRB.

Any terrain or plant materials designated for preservation that is damaged or removed during construction shall be promptly replaced or restored by Owner. In the event that Owner fails to timely replace or restore removed or damaged materials, the cost of replacement or restoration will be valued by the DRB and the value deducted from the Compliance Deposit.

Harrington Penstemon Protection:

Cordillera has taken the initiative to develop its own guidelines for the protection and preservation of Harrington Penstemon. This small plant, which is unique to certain habitats in Cordillera, is listed by the U.S. Fish and Wildlife Service as a Category 2 candidate for designation as a threatened or endangered species.

Section 6.05.00 Harrington Penstemon, of the Cordillera Design Guidelines, identifies those lots that may contain populations of Harrington Penstemon.

Harrington Penstemon located outside the building envelope shall remain undisturbed. All improvements within the building envelope on the Site including, but not limited to, buildings,

site access, driveways, and utility trenches / lines shall be designed to minimize impacts on any Harrington Penstemon populations located within the building envelope. When impacts cannot be avoided, Harrington Penstemon shall be transplanted elsewhere on the Site. Owners should contact the DRB for information on how to transplant these plants.

7.02.13 Erosion Control and Vegetation Protection

The DRB shall not approve any proposed Construction Activity unless and until it has first approved an erosion control and soil stabilization plan as a part of the Construction Management Plan.

The Owner of the Construction Site is responsible for preparing and submitting such plans to the DRB. Refer to the Cordillera Design Guidelines for acceptable methods and materials to be used for erosion control and re-vegetation.

If the DRB rejects any such plan submitted by the Owner, the Owner shall make such changes to the plan as the DRB shall require and resubmit the plan to the DRB. Once the DRB has approved such plans for a Construction Site, the Owner shall ensure that:

- A. Trees, plants or other natural features not authorized for removal are not damaged;
- B. Brush, surplus soil, and other excavated debris are promptly removed from the Construction Site;
- C. Dust is controlled by a dust abatement method approved by the DRB; and,
- D. During all construction, all driveway, parking and lay-down areas are covered with at least three inches of three quarter inch screened rock and the roads shall be scraped at the end of the work day to remove mud.
- E. The site is fenced around the limit of disturbance and silt fencing is placed where necessary for erosion control.

7.02.14 Construction Equipment and Material Storage

Each Owner or Owner's Representatives and their contractors shall ensure that all construction material is stored in a designated materials storage area. Such storage area shall be indicated on the Construction Management Plan described above, and shall be located to minimize the visual impact from adjacent properties and roadways.

7.02.15 Debris and Trash Removal

Owners, Owner's Representatives, and their contractors shall be responsible for assuring that:

- A. At the end of each day, all trash and debris on the Construction Site is cleaned up and stored in proper covered containers or organized piles and not permitted to be blown about the Site or adjacent property, and
- B. At least once a week, all trash and debris are removed from the Construction Site to a proper dumpsite located off the Cordillera Property.

- C. Due to the abundant wildlife within the Cordillera community, the General Contractor must arrange for and must utilize bear-proof trash containers on-site at all times for food trash.

Trash and debris shall be kept off the road right of way and adjacent property at all times.

7.02.16 Construction Hours & Noise

Construction Activities shall be limited to the following hours of operation:

Monday through Friday:	7:30 AM to 5:30 PM
Saturday:	9:00 AM to 5:00 PM.

Entrance to work site for the purpose of set-up only, is permitted one half hour prior to hours of operation. (M-F 7:00 AM) *During the half-hour set-up, the operation of heavy equipment, compressors, impact tools, or any activity that creates noise; shall be prohibited. At no time shall contractors, sub-contractors or laborers park and wait at the gatehouses before 7:00 a.m. No construction related activities or work vehicles are allowed on premises after 6:00 pm.*

That Saturday work hours are 9:00 am to 5:00 pm (through the gate at 9:00 am and out by 5:00 pm). The use of large trucks and heavy equipment are prohibited on Saturdays.

No work on Holidays and Sundays. These Holidays include: New Year’s Day, Easter, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas.

NOTE: Exceptions for construction activity outside the construction hours may be granted from Cordillera Public Safety Director. The owner or contractor must contact the Public Safety Director for approval.

At all times each Owner shall use reasonable efforts to minimize external noise resulting from Construction Activity. No loud music shall be permitted.

7.02.17 Deliveries

All construction deliveries and pick-ups (including moving vans) shall travel during the hours of:

Monday through Friday	8:00 AM - 5:00 PM
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In addition, the Public Safety Department, in its sole and absolute discretion, may restrict the use of one or more such roads by Construction Vehicles whenever a special event, festival, convention, emergency, or similar activity presents the possibility of significant traffic congestion. For further information please refer to the Cordillera weight restriction resolution attached as Appendix F.

7.02.18 Field Staking

All building footprints, setback lines, and driveways, storage and lay-down areas shall be staked in the field. A licensed Colorado land surveyor shall stake the building footprint and setback lines. Staking must be completed prior to the DRB Pre-Construction Meeting.

7.02.19 Fire Protection

At least two fully-charged and inspected 20 pound ABC rated dry chemical fire extinguishers shall be present and available in an easily accessible place on the Construction Site at all times. A lack of extinguishers located on a job-site will result in an automatic fine, see 7.05.02. Fire

protection is the Owner's responsibility, but Public Safety recommends that the Owner or Owner's Representative establish additional fire protection, the handling of combustible materials and suppression measures as part of an overall Site safety program. See also 7.02.24 Water Connections and 7.2.25 Heater Policy.

7.02.20 Prohibited General Practices

All Owners will be responsible for the conduct and behavior of their Owner's Representatives in Cordillera. The following practices are prohibited within Cordillera and will result in fines after second notice:

Schedule of fines for Violations of Design Review Board’s Design Guidelines

Violation	Amount Of Fine			Governing Document
	First Notice	Second Notice	Third Notice	
Pets on Cordillera Property	Warning	\$100	\$200	Construction Rules and Regulations;
Oil Change on non-designated sites	Warning	\$100	\$200	Construction Rules and Regulations
Cleaning of Equipment by Suppliers and Contractors	Warning	\$100	\$200	Construction Rules and Regulations
Removal of rocks, plants or other similar items	Request to Cure	\$100	\$200	Construction Rules and Regulations
Carrying Firearms or Archery Equipment within Cordillera	Warning	\$100	\$200	Construction Rules and Regulations
Unauthorized Disposal Methods	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to use Bear-Proof Trash Container	Request to Cure	\$100	\$200	Construction Rules and Regulations
Careless Disposition of Cigarettes and other flammable materials	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failing to designate a smoking area and providing a fireproof ash receptacle on site and posting area properly	Warning	\$250	\$500	Construction Rules and Regulations
Careless treatment or removal of native plants	Request to Cure	\$100	\$200	Construction Rules and Regulations
Use of or Transit Over Golf Course Area	Warning	\$100	\$200	Construction Rules and Regulations
Disruptive Activity (public drinking, public nuisance, disturbing peace)	Warning	\$100	\$200	Construction Rules and Regulations
Drinking or Possessing Alcoholic Beverage on Cordillera Property	Warning	\$100	\$200	Construction Rules and Regulations
Construction work performed at unauthorized times	Request to Cure	\$100	\$200	Construction Rules and Regulations
Driving Trucks with Uncovered Loads	Request to Cure	\$100	\$200	Construction Rules and Regulations
Removal of Site Fencing	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Unauthorized Area Disturbance	Request to Cure	\$2,500	\$5,000	Construction Rules and Regulations

Violation	Amount Of Fine			Governing Document
	First Notice	Second Notice	Third Notice	
Improper use, storage, disposal of heaters, propane tanks, and flammable materials	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Failure to provide updated subcontractor list to DRB	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to request inspection, or pre-construction, or pre-landscape installation meetings	Request to Cure	\$2,500	\$5,000	Construction Rules and Regulations
Failure to Cover and/or Service Job Site Dumpster	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to Submit Construction Management Plan Modifications or Other Exterior Modifications	Request to Cure	\$1,000	\$2000	Construction Rules and Regulations
Commencing construction prior to preconstruction meeting	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Lack of Two Fire Extinguishers on Job Site	Request to Cure	\$100	\$200	Construction Rules and Regulations
Sign & Exterior Light policy violation	Request to Cure	\$100	\$200	Construction Rules and Regulations
Failure to report hazardous material spills	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Open burning of construction materials	Warning/ Request to Cure	\$500	\$1,000	Construction Rules and Regulations
Submission to the County of plans not approved by the DRB	Request to Cure	Up to \$20,000	Up to \$40,000	Construction Rules and Regulations
Use of heavy equipment and three (3) axle vehicles on Saturday and Sunday: 7.02.15	Request to Cure	\$1,000	\$2,000	Construction Rules and Regulations
Vehicle with a weight in exceeding allowable weight during freeze/thaw cycle	Request to Cure	\$2,000	\$4,000	Construction Rules and Regulations
Blocking any District Road during construction without written approval of the District Manager	Request to Cure	\$500	\$1,000	Construction Rules and Regulations
Steel tracked vehicle without proper road protection	Request to Cure	\$2,000	\$4,000	Construction Rules and Regulations
Slow Moving or Over-width/sized Equipment without proper escort	Request to Cure	\$500	\$1,000	Construction Rules and Regulations
All Other Violations of the Governing DRB Documents	Request to Cure	\$100	\$500	Construction Rules and Regulations

7.02.21 Protection of Property

Owner's Construction Activity shall be limited to its Construction Site unless the DRB or Public Safety Department provides specific written authorization to the contrary. An Owner shall promptly restore any Common Areas and/or adjacent Sites damaged during its Construction Activity to the DRB's satisfaction and, in every case, within thirty (30) days after such damage occurs.

7.02.22 Roadway Maintenance and Rules

Owners and their contractors and sub-contractors shall keep all Cordillera roads and road rights-of-way free and clear of all materials, rubbish, and debris resulting from Owner's Construction Activity and shall repair and re-vegetate any damage to roads, road rights-of-way, landscaping, Cordillera Metro District vehicles and other streetscape improvements within Cordillera caused by Construction Vehicles used in connection with Owner's Construction Activity. Any damage to Cordillera roads is the responsibility of the Owner, and any repairs necessary as a result of construction damage will be paid for by the Owner. No road cuts, deletions, or additions shall be made without the prior, written consent of the Cordillera Metropolitan District and the deposit submittal. (Call the Community Operations Department at (970) 9261923.) Contractors must keep the Site driveway and all adjacent roads clean from dust, dirt, mud, and debris at all times. During all construction, all driveways, parking and lay-down areas are covered with at least three inches of three-quarter inch screened rock and the roads shall be scraped at the end of the work day to remove mud. If a contractor fails to keep roads clean and if the DRB or Public Safety Department must arrange for cleaning, the cost of cleaning will be billed to the Owner, care of the contractor, at a rate then set by the Cordillera Metropolitan District.

RULES OF THE ROADS AND USE OF THE ROADWAY IMPROVEMENTS

1. **Limitation on Capacity.** In order to protect the Cordillera Metropolitan District's (the District) Roads from damage and because the capacity of District Roads is limited, the level and type of use on District Roads shall be restricted. Accordingly, vehicular access shall be limited as follows:
 - A. **Freeze/Thaw Cycle.** The maximum load limit allowed on District Roads shall be 12,000 pounds per axle during the freeze/thaw cycle. Dates of the freeze/thaw cycle shall be determined by the District Manager. No waivers or exceptions to the weight limits shall be permitted during the freeze/thaw cycle.
 - B. **Maximum Load Limit.** The maximum load limit for all vehicles accessing District Roads during the non-freeze/thaw cycle shall be 18,000 pounds per axle. Vehicles of 18,000 pounds per axle and higher shall pay a road impact fee, such fee to be calculated in accordance with the Schedule of Road Impact Fees and Road Impact Fee Worksheet, see Exhibit E.
 - C. **Maximum Wheel Base Length.** The maximum wheel base of self-propelled vehicles authorized to use District Roads shall be twenty-four feet (24') measured from the center line of the front most axle to the center line of the rear most axle on the vehicle. A single trailer may be attached to the self-propelled vehicle. The length between the attachment point of the trailer to the self-propelled vehicle and the centerline of the rear most axle of the trailer shall not exceed twenty-four feet (24'). Vehicles not in conformance with the above restrictions will be allowed access to District Roads only if:
 - i) Escorted by a District vehicle and employee.
 - ii) Notice has been provided to the District's office of Public Safety no less than twenty-four (24) hours in advance; and

iii) The applicant has paid the District an escort fee and a completed Road Impact Sheet (Daily or New Construction). An administrative fee of fifty dollars (\$50) will be added to any billed escort fees.

2. Slow Moving Equipment (SME). SME are construction vehicles not designed for highway use, licensed for public roads and which cannot maintain a speed of 25 mph. SME shall be restricted but not prohibited on Metro District Roads.
 - A. SME may travel on Cordillera Roads classified as Primary (Class A) when accompanied by a Public Safety escort and after paying an escort fee.
 - B. SME may travel on Cordillera Roads classified as Secondary, Enclave or Common Driveway (Class B,C,D) with no escort.
 - C. SME must yield to motor vehicle traffic at all times.
 - D. The Director of Public Safety may approve temporary variances to this policy.
3. Over Width Loads. Due to limitations of Cordillera roads, any vehicle, piece of equipment, or load may be deemed over-width or over-sized by Cordillera Public Safety. These vehicles shall be escorted on ALL ROADS by Cordillera Public Safety. The escort fee shall apply.
4. Escort Fee. The escort fee is based on distance from the gate to the site and will require contacting the Divide Gatehouse at (970) 926-2335.
5. Exemptions. The following vehicles are exempt from the requirements of these Rules of the Road:
 - A. Garbage trucks engaged in providing non-construction related trash removal service for the District's property owners.
 - B. Vehicles hauling forty (40) cubic yard trash containers that do not exceed twenty-seven feet (27') maximum wheel base measured from the center line of the front most axle to the center line of the rear most axle on the vehicle.
 - C. Vehicles and equipment providing food and beverages deliveries to commercial enterprises within the District's service area.
 - D. Emergency vehicles of all types.
 - E. All District vehicles and equipment and any contractor equipment under contract with the Metro District.
6. Road Blockage. Any person, who is required to block any District Road, easement or area during construction for any reason whatsoever, shall provide the District General Manager with advance written notice. Written approval from the District General Manager or his authorized representative for such blockage is required at least 24 hours prior to the blockage. The written request shall contain at least the length of time of the blockage and a plan for traffic control acceptable to the District during the blockage.
7. Steel Tracked Equipment. Steel tracked equipment shall be prohibited from any District Road at all times unless proper precautions (Rubber mats, tires) are taken to protect the road surface.
8. Unauthorized Use of District Roads. The District shall enforce this Resolution by collection of the fees set forth above, denial of access to the District Roads by vehicles not authorized above, and penalties for violations in amounts to be determined by the Board as amended from time to time.
9. Penalties. The District's Public Safety Office may impose penalties upon the offending property owners according to the following schedule:
 - A. For allowing a vehicle to leave the Property Owner's Property with a weight in excess of these Rules of the Roads and subsequently to travel District's Roads during the freeze/thaw cycle the Property Owner; refer to Violations section 7.02.20 for penalty fee.

- B. For allowing a blockage of any District Road during construction on a Property Owner's Property without written approval of the District Manager or his authorized representative, the Property Owner; refer to Violations section 7.02.20 for penalty fee.
- C. For allowing a steel tracked vehicle to operate on a Metro District road without proper road protection the Property Owner; refer to Violations section 7.02.20 for penalty fee.
- D. For allowing Slow Moving or Over-width/over-sized Equipment to operate on District roads without proper escort the Property Owner; refer to Violations section 7.02.20 for penalty fee.

10. Waiver. The District General Manager may waive the application of this Resolution. All requests for waiver must be submitted in written form to the General Manager and shall outline applicable hardship data supporting the request for waiver. The General Manager may grant, deny or approve with fees and/or other conditions the waiver. The General Manager may waive the application of the resolution retroactive and refund any paid fees.

7.02.23 Sanitary Facilities

Onsite, enclosed, chemical toilets must be available at all times when Construction Activity is taking place on a Construction Site. Chemical toilets shall be screened from view with T-111 and shall be located so as to minimize any adverse impacts on adjacent lots. In no instance shall chemical toilets be placed within any road right-of-way or on the road.

7.02.24 Signage

A. Required Site Signage

One temporary construction sign, prepared by a professional sign maker, shall be located within the Site boundary and shall be easily visible from the adjacent roadway or entry to the Site. The sign must be approved by DRB prior to installation and conform to the DRB approved sign specifications (see Exhibit "D"). The construction sign must be placed on the site prior to the Pre-Construction Meeting.

B. Permitted Site Signage

The DRB specifically reserves the right to approve or reject the design of any permitted signage. Stock plastic signs obtained at hardware stores will generally not be approved. Owners, Owner's Representatives, contractors, and brokers are required to submit sign designs to the DRB for approval before erecting them on site.

Model Home Signs: A residence which (a) is one of several similar residences developed by the same Owner as part of an "enclave" or planned development, (b) is complete to the extent that it contains final floor coverings (e.g., carpet), (c) is currently available for public viewing as a "model home," and (d) is manned by a licensed real estate sales person may display on the Site one (1) temporary "model home" sign not larger than six (6) square feet containing only the words "Model Home" or "Model Open." The sign may not display any brokerage name, logo, or other identification and must be removed at the end of each day.

Open House Signs: A residence which (a) is complete to the extent that it contains final floor coverings (e.g., carpet), (b) is currently open for public viewing, and (c) is manned by a qualified real estate sales person, may display on the Site one (1) temporary "open house" sign not larger than six (6) square feet and containing only the words "Open House." The sign may not display any brokerage name, logo, or other identification and must be removed at the end of each day. Directional signs shall be permitted at all road

intersections leading to the open house. These directional signs shall be reserved by calling the Cordillera Public Safety Office at 926-1923, with at least 24 hrs. notice, and may only be placed and removed by a Public Safety Officer.

C. Prohibited Signage

No other signage shall be permitted within Cordillera at any time. This prohibition specifically includes, but is not limited to the following:

1. For Sale or For Lease or Available signs
2. Brokerage identification signs
3. Take One brochure or flyer boxes
4. Balloons, flags, or other paraphernalia intended to draw attention to a Site
5. Temporary Structures.

Temporary office and storage structures may be maintained on a Construction Site. Temporary living quarters are not permitted on any Construction Site. Permitted temporary structures shall not be used for residential purposes at any time. Temporary structures shall be screened to minimize the visual impact upon neighboring properties and the public. The placement and screening of temporary structures must be drawn on the Construction Management Plan and approved by the DRB prior to their erection or installation. All temporary structures shall be removed within thirty (30) days after completion of the Construction Activity.

7.02.25 Water Connections

Prior to the installation and turn-on of permanent residential water service to the Site, temporary water connections must be available onsite at all times when Construction Activity is taking place on a Construction Site. At no time shall water be removed from a home on an adjacent property.

7.02.26 Heater Policy

The following procedures and guidelines must be followed when using heaters:

- A. Heater, tank and line shall be inspected prior to each use for leaks, improper fittings or faulty igniters. Faulty heaters shall be turned in to the construction trailer for repair.
- B. Heaters shall be placed on a level noncombustible surface. If used on a wood subfloor the heater shall be placed on a minimum 4'x4' piece of fire rated drywall or concrete board.
- C. The heater hose shall be extended straight out from the heater to the tank maintaining maximum distance from tank to heater.
- D. The heater shall be placed in the center of the room. If you are unable to place the heater in the center of the room with the hose fully extended from heater to tank, then the room is too small.
- E. Do not use heaters in hallways, closets, bathrooms, under stairs or in crawl spaces.
- F. Heaters shall not be left running overnight or unattended without prior written approval from the Project Builder. Cordillera Public Safety must be notified, by 3:00 p.m., of any heaters that will run overnight. If a heater is not called in, a fine shall be levied and the heater will be shut off if it is not in compliance with these regulations.

G. Subcontractors who need the use of heaters must contact the Project Builder.

H. Propane heaters and tanks shall be stored no closer than 15' to roads or traffic areas.

7.02.27 Lighting

In an effort to curb light pollution within the Cordillera community, all project Superintendents will ensure that all lights are shut off for the evening before the last person leaves the job site.

7.03.00 CONSTRUCTION INSPECTIONS

In addition to any inspections required by the Eagle County Building Department, the Cordillera Metropolitan District, and any other governmental or quasigovernmental entity with jurisdiction over the Construction Site, the Owner must schedule the following inspections with the DRB. The DRB shall use good faith efforts to conduct the inspections within ten (10) business days after receiving written requests. Should a Site not pass an inspection, the DRB shall provide notice to the Owner or Owner's Representative of the reasons for the failure. Absence of such inspections or notification during the construction period shall not imply approval of the work in progress or compliance with these Regulations. The Owner or Owner's representative must schedule inspections on a timely basis. If changes to the stamped plans or approved modifications are discovered, a stop construction order shall be issued and construction shall not continue until the DRB has approved or negotiated the changes with the Owner or Owner's representative.

After providing evidence to the DRB of corrections to the prior failure, the Owner may request a re-inspection. The DRB may enter upon a Site at any reasonable time to inspect the progress of construction and to ensure compliance with approved Final Plans, the Construction Management Plan, and these Regulations.

7.03.01 Pre-Construction Meeting

Prior to commencing its Construction Activity and after the staking of all footprints, setback lines, and all parking, storage and lay-down areas, etc., the Owner shall request an on-site Pre-Construction Meeting. The purpose of this inspection is for the DRB to review with the Owner or its Owner's Representatives the proposed locations of building corners, driveway and parking areas, patios, cut and fill areas, and existing natural features of the Site to be protected during construction as well as the Construction Management Plan and any other construction related issues. This meeting shall be in conjunction with the Eagle County Wildfire Regulations initial inspection.

7.03.02 Improvement Location Certificate

The Owner or Owner's representative shall provide an Improvement Location Certificate (ILC) at two times during the construction process. An ILC will be required after the completion of the foundation prior to the commencement of framing and then again at the completion of framing. If an ILC is not provided or the improvement is not within compliance with the Design Review Guidelines and the approved stamped plans the improvement can and will be removed and or corrected, at the Owners or Owners representatives expense, per approved plans.

7.03.03 Exterior Material and Color Mock-Up Inspection

The Owner or Owner's representative shall provide a written request for an exterior mock-up inspection by the DRB. The DRB will inspect the exterior materials and colors to ensure

conformance with the Design Guidelines. The mock-up shall be located on one side of the garage.

7.03.04 Final Inspection

Upon final completion of all portions of the Construction Activity, including all landscaping required in connection therewith, the Owner shall request a Final Inspection from the DRB. Thereafter, the DRB shall inspect the Construction Site to ensure that all portions of the Construction Activity, including all such landscaping and remedial work are fully complete and have been performed in compliance with the approved Final Plans and these Regulations.

7.04.00 CERTIFICATE OF COMPLIANCE AND OCCUPANCY

Certificates of Compliance are issued by the DRB. The Eagle County Building Department issues Certificates of Occupancy. An Owner may not occupy or otherwise use any improvement constructed on a Construction Site until it has received:

- A. A Certificate of Compliance from the DRB, and;
- B. A Certificate of Occupancy or a Temporary Certificate of Occupancy from the Eagle County Building Department.

A Certificate of Compliance will not be issued until all inspections have been completed and all outstanding items have been addressed.

7.04.01 Certificate of Compliance

If an Owner has performed its Construction Activity in compliance with its approved Final Plans and these Regulations, the DRB will issue a Certificate of Compliance to the Owner following a Final Inspection. If the Owner has failed to perform its Construction Activity in compliance with its approved Final Plans and these Regulations, the Owner shall promptly perform such remedial work, as the DRB shall require.

7.04.02 Modifications

All exterior and landscape and site modifications to the DRB approved plans shall be submitted to the DRB office for review and approval prior to installation. Additions and remodels are included in this policy.

7.05.00 ENFORCEMENT

See current Cordillera Property Owners Association amended Resolution affirming, ratifying, and restating policy regarding covenant and rule enforcement.

EXHIBIT A: SOURCES OF INFORMATION REGARDING CONSTRUCTION IN CORDILLERA

Cordillera Property Owners Association
0408 Carterville Rd.
Cordillera, Colorado 81632

Design Review Board (DRB Regulation)
0408 Carterville Road
Cordillera, Colorado 81632

- a. General 970/926-1923
- b. Design Review Office 970/569-6255
- c. Contractor Pass 970/926-1923
- d. Public Safety 970/569-6261
- e. Compliance/Inspections 970/569-6255
- f. Community Operations 970/926-1923

Eagle County Community Development (Construction Permits and Wildfire Regulations)
Post Office Box 179
Eagle, Colorado 81631-0170
970/328-8730

Cordillera Metropolitan District (Road Cuts, Safety Systems)
0408 Carterville Rd.
Cordillera, Colorado 81632

Holy Cross Electric Association (Electrical Service)
Post Office Box 972
Avon, Colorado 81620
970/949-5892

SourceGas (Natural Gas Service)
800/563-0012

Eagle River Water and Sanitation District (Water and Sanitation Taps)
846 Forest Road
Vail, Colorado 81657
970/476-7480

CenturyLink (Telephone)
877/290-5458

Comcast Cable (Cable Television and Internet Services)
281 Metcalf Road, Suite 110
Avon, CO 81620
800/266-2278

EXHIBIT B: OVERVIEW OF DRB PROCESS, CONCEPT TO OCCUPANCY CONSTRUCTION PROCESS

1. Pre-planning Meeting with Cordillera DRB to review concept of proposed project.
2. Sketch Plan Submittal and Review by Cordillera DRB.
3. Final Plan Submittal and Review by Cordillera DRB.
4. Final Working Drawing Submittal and Technical Review.
5. Eagle County Plan Check/Building Permit issuance.
6. Pre-Construction Meeting.
7. Construction Period Inspections -Cordillera DRB and Eagle County.
8. Certificate of Compliance-Inspection.
9. Refund of Compliance Deposit, as applicable.

PRE-CONSTRUCTION REQUIREMENTS:

1. Submittals to DRB:
 - A. Final Working Drawings
 - B. Construction Management Plan
 - C. Construction Schedule
2. Subsequent Actions:
 - A. Stake footprints of all improvements, parking, storage lay down areas.
 - B. Request a Pre-Construction Meeting from DRB.
 - C. Deliver Compliance Deposit and a signed and dated Compliance Agreement to DRB.
 - D. Submit Final Working Drawings to Eagle County for Plan Check.
 - E. Receive building permit.

CONSTRUCTION REQUIREMENTS:

- A. Adhere to Cordillera DRB Construction Rules & Regulations
- B. Request a Foundation Inspection from DRB and deliver Location Improvement Certificate to DRB.
- C. Prior to enclosing exterior walls, request Framing Inspection from DRB.
- D. Prior to adhering exterior materials, request Mock-Up Inspection from DRB.
- E. Upon final completion of all portions of construction activity, request Final Inspection and Certificate of Compliance from DRB.

POST CONSTRUCTION AND OCCUPANCY:

1. Apply for Certificate of Occupancy from Eagle County.
2. Request refund of Compliance Deposit.
3. Obtain all signatures on Release of Compliance Deposit Sign-Off and submit to DRB.
4. Any remaining Compliance Deposit returned.

EXHIBIT C: DRB RELEASE OF COMPLIANCE DEPOSIT SIGN-OFF SHEET

In order to obtain a refund of your Compliance Deposit, you must obtain the following agencies' signatures on this form. Present this form, with all the applicable agencies' signatures to the DRB for processing of this information and release of the remaining Compliance Deposit balance.

Compliance deposits will not be released until the DRB Staff has issued a permanent Certificate of Compliance.

Lot: _____ Block: _____ Filing: _____

Street Address: _____

Owner: _____

Mailing Address: _____

Contractor: _____

Mailing Address: _____

The above-referenced property is in conformance with the approved DRB plans, Cordillera Metropolitan District standards, Cordillera Safety standards, and is in compliance with all legal aspects for permanent occupancy.

Cordillera Metropolitan District _____

Printed Name of Signatory _____ Date _____

Cordillera Public Safety Department _____

Printed Name of Signatory _____ Date _____

Cordillera Design Review Board _____

Printed Name of Signatory _____ Date _____

EXHIBIT D: CONSTRUCTION SIGN REQUIREMENTS

Cordillera Metropolitan District
Site Sign Specifications

Sign Size: 3 ft. high by 4 ft. wide, ½ in. finished MDO, Medex, or Omega Board

Sign Colors: Border and copy in antique white
Background color match to Sherwin Williams 1469, exterior grade, forest green,
double-side paint.

Font: Pontiflex Medium Condensed

Posts: 4 ft. by 4 ft., raw cedar or fir (not wolmanized)

Sign Height: 72 in. from the ground to the top of sign

Sign Location: 15 ft. off road pavement and 10 ft. off driveway pavement

Text: First four lines are mandatory to include

- 1) Property Owner Name (i.e. Jones Residence),
- 2) Property Address,
- 3) Filing Block and Lot numbers, and
- 4) Building Permit Number

4 lines max for builder and architect:

- 1) Architect Name + Phone Number
- 2) Builder Name + Phone Number

Any additional copy must be approved by the DRB. No logos are permitted.

Additional Information and templates are available at:

Sign Design

Ph: 970/949-4565 Fax: 970/949-4670

EXHIBIT F: CONSTRUCTION VEHICLE PASSES AND STICKERS

1. Registered Contractor Stickers

Contractors who work in Cordillera on a frequent basis must register their business and their vehicles with the Cordillera Metro District annually. All registered contractors must be familiar with Cordillera regulations and must agree to abide by these regulations. Contractor Stickers allow access only during construction hours. These stickers are not job-site specific. All parties must go to the Cordillera Administration Office at 0408 Carterville Road to register for contractor stickers.

2. Contractor Passes

Construction vehicles on a job site temporarily, but more than two days, must use dashboard passes from the general contractor. The general contractor and/or the owner/representative will receive 20 dashboard passes at the beginning of a new construction project or remodel. There is no charge for these passes. Please note, the issuance of 20 passes does not authorize anyone to exceed the maximum of 10 vehicles or equipment per site. After all pre-construction issues have been addressed; the Design Review Board Coordinator will authorize the issuance of the passes. These passes are job-site specific. It is the General Contractor's responsibility to monitor their usage. Passes found at the wrong job site will be revoked and the pass holder will be asked to leave the property. Lost passes will not be replaced.

3. Daily Passes

Construction workers requiring access to Cordillera who do not have a sticker or dashboard pass must stop at the gate and get a daily pass. Daily passes are valid for up to two days and are job-site specific. Daily passes found at the wrong job site will be revoked and the pass holder will be asked to leave the property.