

MERIDIAN LAKE MEADOWS OWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

THURSDAY, MAY 25, 2006

215 ELK AVENUE, CRESTED BUTTE, CO 81224

The meeting was called to order by Bill Ronai at 11:30 a.m.

The following people were present:

Bill Ronai
Sam Ganz (by phone)
Curt Wilker
Tammie Lawrence
Gary Rainwater
Angela Reeves, Toad Property Management

The attached revisions to the Meridian Lake Meadows Design Guidelines were distributed prior to the meeting. Bill Ronai made a motion to approve the Design Guidelines as written and to load the revisions onto the website. Gary Rainwater seconded the motion and it was unanimously approved.

The meeting adjourned at 1:00 p.m.



Prepared by Angela H. Reeves

Suggestions for Amending Design Guidelines

Section I

1.2 Replace with: The intent of THE DECLARATION OF PROTECTIVE COVENANTS ("covenants) and DESIGN GUIDELINES is to ensure that improvements located on MLM comply with the overall philosophy of this planned community. That philosophy is that improvements located on MLM must be compatible with the natural environment, the climate, the size of the building envelope and the surrounding residences. The Design Review Board is authorized by the MLM Association Board of Directors to interpret this design philosophy when reviewing building plans during the design review process. The Design Review Board is empowered to make a final decision regarding approval of plans based on their interpretation that the design philosophy has been satisfied.

Section III

3.6 Replace with: Tennis courts and above ground pool structures shall not be allowed.

3.8 Exterior Lighting

Replace with: All exterior lights will be full cut-off downlights. Lighting shall be used only in areas of pedestrian activity or vehicular traffic. Exterior lighting shall not be installed where it produces excessive glare to neighbors, pedestrians or vehicular traffic. (The use of white or pale yellow exterior lights is required) It is recommended that a professional lighting designer be consulted. Plans submitted to the Design Review Board that alter the exterior of an existing structure will require that the new exterior lighting direct light downward. If the existing exterior lighting on the previously approved structure does not direct light downward, such existing lighting must be modified or replaced with exterior lighting that directs light downward. This will be a requirement for approval of the additional/alteration plans.

Add New Section:

3.11 Building Height

The maximum building height is 35 feet. It shall be measured from the highest roof peak to the lowest point where the foundation meets the finished grade. The Gunnison County Land Use Resolution (LUR) method of determining building heights does not apply

Section IV

4.1 Replace the second sentence with: "All residences will have exterior elevations, roofs and detail that shall be coordinated to be consistent with the architectural theme portrayed by the structure taken as a whole"

4.3 Remove: "Raw materials should respond to the orientation of the building, with the north closed off (small window openings) and the south opened to sun exposure". Also, replace: "The use of vinyl, aluminum or corrugated metal is expressly prohibited" with "The use of vinyl, aluminum, fiber cement, hardboard shingle or corrugated raw metal is expressly prohibited".

4.3.3 Rock

Add at the end: "It is recommended that rock be used as a base material at the foundation/grade level and that it end on an inside corner."

Add a new Section: 4.3.4 Garage Doors

Garage doors shall be wood clad. If three garage doors are contemplated, then the wall and consequently the third door must be set back two feet from the other two to reduce massing.

4.5 Roofs

Replace the first two sentences with: "A variety in massing and roof lines is desired. Large, expansive areas of unbroken roof lines and ridge lines are undesirable. Dormers are encouraged to break up roof lines. Dormers and gable ends protecting entries and steps from snow and ice are encouraged. Roofs must be sloped within the pitch range of 8:12 to 12:12. Subordinate roofs may be sloped within the pitch range of 4:12 to 5:12."

Add the following sections:

4.10 Solid Fuel Burning Devices

Any New Construction or Substantial Remodel / Addition of an existing residence shall only have Approved Solid Fuel Burning Devices, limited to a maximum of two (2). An Approved Solid Fuel Burning Device is defined as a device designed or intended to burn solid fuel (excluding coal) and certified to meet the Environmental Protection Act Phase II particulate emissions rate standard set by the U.S. Environmental Protection Agency (EPA), or certified to meet those standards by a testing laboratory accredited by the EPA, or approved by the Colorado Air Quality Control Commission.

4.11 Exterior Fireplaces

Use of exterior wood-burning fireplaces is generally considered a hazardous activity. "Open pit" fireplaces are not allowed. However on a case-by-case basis,

MLM will consider granting a variance for an exterior fireplace under the following circumstances:

- The lot is remote from surrounding vegetation and neighbor properties, as determined by the MLM Design Review Board.
- The exterior fireplace is connected to the primary residence and vented through a chimney.
- The open face of the exterior fireplace has a solid door (glass or metal) that can be closed when the fire is being extinguished or left unattended.
- The open face of the exterior fireplace is further protected from the emission of sparks or burning debris by a fireproof hearth to a radius of five (5) feet. A fireproof hearth may be stone, tile or some other fireproof material.

Section VI

6.5 Storage of material and equipment

Replace with: Owners or contractors are permitted to store construction materials and equipment on an approved construction site during the construction period. All equipment and materials shall be neatly stored or stacked, properly covered and secured. Owners or contractors will not disturb, damage, trespass or store materials or equipment on other lots, tracts, roadway right of way or utility easements.

6.6 Hours of Construction

Replace with: The hours of construction are from 7:00 a.m. to 6:00 p.m. No exterior work is permitted on Sunday.

Add following 2 Sections:

6.6.1 Conduct & Behavior

All property owners in MLM shall be responsible for the conduct and behavior of their representatives, builders, contractors and subcontractors.

6.6.2 Stop Work Authority

The Design Review Board shall at all times have the authority to stop work on any construction site within MLM. Contractors or contractor's personnel violating any of the provisions of this instrument or the Declaration of Protective Covenants shall be just cause for stopping all work. A stop work order will be issued directly to the lot owner in writing and posted at the work site.