

APPLICATION

As indicated by Section 4.2 of the North Star Owner's Association Covenants, these Design Guidelines apply to all properties within Quandary Village Filing II. The Architectural Control Committee (ACC or Committee) is appointed by the Board of Directors to review, study and approve or reject all proposed residences and other structures to be built at North Star. These Design Guidelines are intended to implement the Architectural objectives in the Covenants:

Section 4.2. Architectural Control: (a) In passing upon such plans and specifications, it shall be the objective of the Board or the Architectural Control Committee to make certain that no improvements will impair the aesthetic and economic values of the Lots. The Board or the Architectural Control Committee shall consider all factors relating to the quality of the improvements and the compatibility and harmony of the improvements with the natural environment and other improvements constructed or proposed to be constructed on the Property including, but not limited to, the location of the improvements on the Building Sites and the color scheme, materials, design, proportions, shape, height and style of the improvements; the effect of any proposed improvement on adjacent or neighboring property including, without limitation, the scenic views, if any, therefrom; the location and character and method of utilization of all utility lines; the impact of any proposed improvement upon the natural surroundings; and the timely and orderly completion of all such improvements.

DESIGN THEME

The planning and design philosophy of North Star Owner's Association encourages high quality designs blending into the local environment with the objective being an attractive community for vacationing or year-round living in Quandary Village Filing II. The North Star Forest Management Plan developed by the Colorado State Forest Service is central to the theme of maintaining a healthy forest within the development as well as reducing the fire hazard. The use of natural materials and colors, together with sensitively sited buildings, will also help preserve and even enhance this beautiful alpine environment. These guidelines set forth an outline encouraging quality design approaches while stressing the basic design goals of North Star. Care should be given to proportion, scale and massing qualities as you visualize your house blending into the natural surroundings.

ARCHITECTURE

Type - Only single family dwellings w/attached or detached garage. No duplex or multi-family dwellings will be allowed. Garages must be included as part of the original plans. The following considerations should be made and indicated on the site and architectural plans:

-proposed square footage -proposed location on site with respect to main residence and all utilities -proposed access -location of the proposed leach field system -architectural elevations -preliminary roof color and design
-foundation treatment and finish

Construction Types - Dwellings are recommended to be constructed only in the following manner: Traditional stick-built, timber frame, Structural Insulated Panels with wood siding or log veneer and traditional log construction. Building Square Footage - The primary dwellings shall be a minimum of 2000 square feet. The square footage number represents finished, heated interior living space exclusive of garages. Garages are mandatory with minimum of one single bay, either attached or detached.

Roofs - Roof design must address safety and aesthetic concerns. Pitched roofs (minimum 6/12 pitch) with at least three distinctive ridge lines are generally the most appropriate roof forms because of their varied lines when viewed from different angles and their snow-shedding properties. (Roofs must be built to withstand a 100 lb snow load.) Every attempt should be made to protect pedestrian and vehicular areas from shedding snow. Cold roofs and heat tape are recommended to avoid ice damage. Roof colors should be in the neutral or subdued range. Roofs should be constructed of non-combustible materials such as asphalt or concrete. Approval by the committee of all roof designs and color will be based on the visual impact of the roof on its site, neighboring sites and its appropriateness to the individual project. Roof overhangs must be a minimum 16" @ .8" wide fascias, or wider, should be incorporated into the roof design. Roof overhangs on dormers and porch roofs shall be at least 12".

Exterior Walls and Windows - Buildings should have exterior elevations, roofs and details that are coordinated and consistent in their architectural treatment. Material and color selection should reflect an extension of the natural environment. Stone, wood, log siding, and stucco are some examples of natural materials that reflect their surroundings. Natural colors or transparent or semi-transparent finishes should be used to seal and enhance the natural beauty of the materials. Window types should have wood casings and be natural, stained, painted or clad. Window trim should complement other materials used on the building facade. Window glass shall be either double or triple glazed. Windows should come from manufacturer with expansion tubes to prevent shattering.

Theme Designs - "Theme" designs transplanted from another time or area, such as, Hacienda, Adobe, Colonial, and Tudor are discouraged.

Foundations - Foundations form the base on which the building will be sited. The use of natural appearing materials to hide the concrete or wood stem walls is mandatory. Such materials could include stone, wood, stucco or materials that give the appearance of wood, stone or stucco.

Chimneys, Flues and Vents - The chimney or flue must be enclosed in a material compatible with the materials and finishes of the exterior walls and roof of the residence. Vents and flues shall not be exposed galvanized pipe, but shall be painted or treated to blend in with the roof or wall. If possible, chimneys should be located on the upwind side of the building to prevent a downdraft situation. Spark arrestors must be used on all chimneys venting wood burning stoves or fireplaces.

Decks - Structure for decks must be designed to present a visually compatible appearance.

Storage /Utility Sheds - Storage/Utility sheds must be submitted to the ACC for approval. No shed may be placed on the property without approval of the ACC and from the Summit County Planning Department. Storage/utility sheds exterior finishes must be of the same type and color of the primary residence. Metal or plastic sheds will not be allowed. Care should be taken to place the storage/utility shed where it is partially or totally blocked from view by trees or other vegetation from the street.

Energy Considerations - The following energy conservation measures are recommended as minimum standards:

- Roofs insulated to R-38 - Exterior walls insulated to R-19, or Log walls a minimum of 6" thick - Perimeter of slab on grade insulated to R-12 to a depth of 4 feet.
- Openings in exterior walls and roofs caulked - Windows at least double-glazed or shielded with external insulated shutters
- Windows and doors weather-stripped

SITE PLAN

Building Siting - Setbacks shall be per current Summit County requirements. (25 feet from front and back line, 15 feet from sidelines). Setbacks are measured from the edge of the overhang of the roof and deck, not the foundation of the building.

Building Height Limitations - Height limitations shall be per current Summit County requirements. (The highest point of the building shall not be more than 35 feet above the average grade.

Fire Control Considerations - Each property owner has a responsibility to do his or her share to reduce the hazards of fire and to contain the rising cost of fire prevention. Fire hazards can be greatly reduced with proper planning for access to adequate water flow and "defensible space". All plans must conform to Summit County's Fire Hazard Mitigation Requirements for New Construction. See also recommendations in the Northstar Forest Management Plan.

Grading - The use of grading to create visual interest, provide privacy or improve climate control is acceptable. A site plan shall indicate final grades and retaining walls. It is important, however, that the disruption of natural conditions be kept to a minimum and that grading be softened to avoid abrupt changes in the natural terrain to the greatest extent possible. Cuts and fills should be feathered into the existing topography within the site boundaries and must be revegetated or controlled by retaining walls to protect against erosion. Any retaining walls should be constructed from natural materials such as stone or landscaping timbers. Concrete retaining walls should be covered with natural appearing materials. All perk and profile holes must be filled within 30 days of inspection. Failure to fill profile and percolation test holes within the requisite 30 days will result in a substantial fine which covers the expense by the Association to have the hole filled on behalf of the property owner. All Profile and perk holes must be completely fenced around, marked and a Board member notified that the hole has been dug.

Drainage - Drainage and grading will be planned so as to minimize disruption to the site. Runoff from impervious surfaces such as driveways and roofs should be routed to maintain historic flow rates and patterns as closely as possible. Concentrated drainage flows from the lot shall be slowed or routed so as not to cause soil erosion on adjacent lots, roads, or common areas. Where driveways or other improvements must cross drainage easements and swales, culverts shall be installed in accordance with the Summit County Road and Bridge standards by owner.

Exterior Storage Areas - Screened areas shall be provided for storage of trash containers. The screening shall be such that screened items are not visible to adjacent property owners or the public. Trash enclosures shall be designed to discourage wildlife from entering and disturbing the trash. All enclosures for proposed storage shall reflect both the materials and forms used on the prime residence and must be approved by ACC. Propane tanks must be buried. Propane tanks installed above ground prior to November 1, 2000 must be screened from view with approved fencing by the Architectural Control Committee. Construction of fencing to screen such pre-existing tanks must be completed within 90 days after notice to the Owner from the ACC.

Driveways - All private driveways within any lot boundaries are the responsibility of the lot owner. Any improvements necessary to provide drainage, maintenance or landscaping is also the responsibility of the lot owner. In areas designated with a drainage swale, lot owners must provide and install a minimum 15" diameter CMP culvert in the swale alignment and retain slopes at inlet and outlet with cobble walls.

A minimum area of 300 square feet of snow storage shall be provided for each parking space. Areas for snow storage should be provided so that snow accumulations need not be pushed across or onto streets, cul-de-sacs or adjacent properties.

The vertical alignment of driveways at their intersections with the street will be at a negative grade for a minimum distance of 3 feet from the edge of the shoulder or the street in order to allow for snow plowing and driveway drainage into the street ditch. Vehicular access will be achieved from streets and cul-de-sacs and the placement of driveways will take into consideration adequate site distance to minimize turning movement conflicts with the traffic. All access drives must have a graded, graveled surface a minimum of 12 feet wide and must conform to County grading regulations.

Driveways should follow the natural contours of the site, meandering around and between existing physical features.

Parking - All residences must have at least two off-street parking spaces. Parking spaces should be nestled into existing vegetation or new landscaping rather than placed in the open whenever possible. No parking shall be allowed on any street, cul-de-sac, or private access easement. All recreational vehicles, plows, trailers, tractors, and snowmobiles must be stored in a garage or storage shed when not in use.

Fences - Fences of any type are discouraged, but will be considered on an individual basis and must be approved by the Design Review Board. Invisible electronic wired fences are encouraged for pet control.

LANDSCAPE

Forest Management Plan - A plan to improve the health of the forest and decrease the fire danger within the boundaries of North Star has been developed by The Colorado State Forest Service, thereby, increasing the attractiveness of the entire area. All owners are encouraged to complete the management plan's recommendations by the year 2000 or within 5 years of joining the association, whichever is the latter. The Forest Management Plan is available through the ACC.

Exterior Lighting - Lighting may be used only to illuminate pedestrian and vehicular traffic areas. Light sources should be indirect and care should be taken to protect neighboring properties from bright lights and glare. Motion sensors are recommended for driveway lighting whenever possible to eliminate the need for exterior lighting to be on for extended periods of time. Lighting should be only bright enough to provide for safe movement on paths and stairs and for architectural effect. Light colors other than white or pale yellow shall require approval by the Architectural Control Committee. Exterior decorative light fixtures shall reflect the style of the mountain region. Exterior lighting fixtures must be submitted for approval by the Architectural Control Committee during the plan review process.

Erosion Control and Revegetation - Erosion control and revegetation plans must be addressed and included on the site plan prior to final approval for construction. The plan must include the following:

- Control of surface runoff and ground water;
- Temporary erosion control during construction;
- Permanent erosion control to all areas disturbed during the construction of the residence
- Construction techniques to be used during excavation and construction if out of the ordinary, such as blasting, etc.;
- Details of methods to be used for erosion control and their time of installation

The owner shall also supply a Landscape Plan prior to final approval. The owner shall outline techniques and plant types to be used to permanently revegetate and stabilize all areas disturbed during construction. The landscaping plan must be completed within 18 months of the completion of the house's shell. If the plan is not completed within 18 months, the Association may complete the required work and bill the member.

Landscaping and Plant Materials - The intent of these guidelines is to protect and preserve the existing landscape; vegetation preservation of the existing native species is critical. The owner and architect must respect the location of existing trees in preparing plans for improvement to the property. New plantings should be selected to blend into the natural mountain landscaping and should be indigenous to the Rocky Mountain Alpine Zone.

SOLAR DESIGN GUIDELINES

Passive and active solar features appropriately integrated into the overall design of the home can enhance its attractiveness and comfort level as well as significantly reduce its utility costs. The following design practices are encouraged, and if followed, will maximize solar gain and minimize heat loss and energy consumption:

- Avoid designing entries on the north side of the building to minimize penetration of the northwest wind.
- Habitable spaces should be located on the south side of the residence for maximum solar gain. Storage rooms, garages and rarely habited spaces should be on the north side. This will temper the effects of the wind and lack of sun exposure. Berms and coniferous trees can also help to buffer the north side of the building.
- Many of the windows should be placed with a southern exposure. Conversely, windows should be omitted or kept to a minimum on the north exposure of the building.
- All entries should be designed with airlocks and, if possible, should be combined with a buffer space.
- The use of south facing greenhouses is appropriate and effective.

GENERATORS

If used, must be enclosed or screened from view and made silent to neighbors.

CONSTRUCTION REGULATIONS

The owner or architect must receive final approval from the Architectural Control Committee prior to obtaining an excavation, septic, well or building permit from the Summit County Building Inspections Division. Once the plans are approved and a building permit is obtained from the Summit County Building Inspections Division, excavation, septic field installation, well drilling and construction may begin on the proposed lot. No tree removal (with the exception of removal of standing dead, down dead trees and slash for fire mitigation) or work can begin prior to receiving a building permit. The building permit and site sign as required by Summit County Building Inspections Division must be prominently displayed at the front of the lot before work may commence.

Excavating and Grading - Excavation should occur only within the prescribed building and grading footprint. All debris such as timber slash and downed trees should be removed from the site to minimize wildfire hazard as soon as possible.

Trash and Construction Debris - Construction must occur in a neat and orderly manner. Materials must be stacked away from improved neighboring properties and construction refuse must be placed in a dumpster rather than piled on the site. The dumpster shall be removed immediately upon being filled. Construction fencing shall be placed at the sides of the job site and if necessary the back of the job site to prevent debris from blowing into neighboring properties and also to alert pedestrians that they are entering a construction zone.

Noise - Construction hours will not be limited with the exception of activities connected with loud noise. These activities should only occur between 7:00 a.m. and 6:00 p.m.

Protection of Property - All construction staging must occur within the lot where the residence is being built, unless approval is received from the Architectural Control Committee. Any damage to adjacent property roads or common areas shall be immediately corrected and such off site areas restored to its original condition as approved by the Architectural Control Committee. Failure to do so will result in the work being performed by North Star Owners' Association and billed to the lot owner.

Tree Removal - Except as permitted by the Forest Management Plan, all trees to be removed must be identified and flagged and the removal of these trees approved by the Architectural Control Committee. When the home site has been staked for construction, the owner or his representative must arrange a site visit with the Architectural Control Committee for final approval. No trees can be removed until a Building Permit is secured. A fine of \$5, per caliper inch for each tree cut down may be imposed if any trees have been removed prior to approval of the Architectural Control Committee and/or receipt of the Building Permit.

Permanent Water Connection - Permanent water supply must be connected and available as soon as possible in order to supply fire fighting flows.

Temporary Toilets - Chemical toilets will be required to be on-site and available for the entire construction period until such time as the interior plumbing system is operable. Toilets should be located away from neighboring properties.

Animals - Dogs are discouraged from the construction site, but may be allowed only if in a vehicle or on a leash.

Inspections - The architect, owner or building contractor should contact the Summit County Building Inspections Division to determine at which construction phases inspections should be scheduled. It will also be necessary to schedule a site inspection with the Architectural Control Committee. The site inspection will verify driveway locations, trees to be removed and drainage modifications. Owner will schedule a Final Site inspection to verify compliance with the approved plans by the Committee prior to the issuance of a Certificate of Occupancy by the Summit County Building Inspections Division.

CHANGES IN CONTRACT DOCUMENTS

No improvements or work shall be undertaken (other than routine maintenance and repair) which will result in changes to the exterior appearance of the work without prior written approval of the Architectural Control Committee. Changes must be submitted to the Architectural Review Committee for approval before work may commence.

ARCHITECTURAL CONTROL COMMITTEE APPROVAL PROCEDURE

The Architectural Design Guidelines provide a framework by which the Committee can review, process and approve the residential development at North Star. All owners will comply with the following procedures: A fee of one dollar per square foot of improved, enclosed space in the home, garage and out buildings shall be paid at the time of submittal of plans for review, along with signed copies of the Architectural Guidelines and the bond letter explaining the holding of the one dollar per square foot fee. This fee ensures that the property owner is indeed serious about their intent to build in North Star and the fee may be used by the North Star Owner's Association in the event any work is undertaken to rectify conditions covered in the Construction Regulations= section of this document. Proof of financial responsibility may also be required by the North Star Owner's Association during the review process. This fee will be placed in escrow in an Association account to be refunded at completion of the project in conformance with approved plans as determined by the Architectural Control Committee upon Final Site Inspection.

Schematic Design Review

Purpose: To communicate to the Committee the owner's design intentions. Form of Submittal: The submittal shall include one copy of the following items:

- A. Site plan/roof plan to show property lines, building setbacks, driveways, building locations, parking, snow storage, well and leach field locations, utility access, and other proposed accessory site development (minimum scale 1"=50').
- B. Gross square footage of the home and heated living space.
- C. Generalized floor plans of each level (minimum scale 1/8"=1').
- D. Four exterior elevations including proposed building materials (minimum scale 1/8"=1')

E. One building section describing the interior spatial concept (minimum scale 1/8"=1')

The Committee shall make a written response to the owner's submittal within fifteen days of receipt of the submittal. If the Committee has not responded within the fifteen day period the preliminary plans will be presumed to be approved.

The Schematic Design Review and Final Working Plan Review procedure may be combined so all submittal materials are submitted at one time. The Committee will respond to such combined submittal within thirty days or the plans will be presumed approved. The owner shall recognize that a combined submittal may result in wasted effort of the Final Working Plan preparation if the Committee determines that the plans are not in conformity with the Design Guidelines.

Final Working Plan Review Purpose: To insure the Final Working Plans conformity with the approved preliminary design. Any changes from the preliminary design should be brought to the attention of the Committee.

Form of Submittal: The submittal shall include two copies of the following items:

A. Site plan/roof plan to show property lines, building setbacks, driveways, building locations, parking, snow storage, grading, drainage, erosion control measures, well and leach field locations, utility access, and other accessory site development (minimum scale 1"=50').

B. Landscape plans to include existing and proposed plant material and configuration and explanation as to how the plan meets the recommendations of the North Star Forest Management Plan. (scale 1/8"=1'-0")

C. Floor plans of each level (minimum scale 1/4"=1'-0")

D. Four exterior elevations (minimum scale 1/4"=1'-0")

E. Building section (minimum scale 1/4"-1'-0")

F. Specifications, finish schedules and details to include exterior light fixtures, types and finishes

G. Samples of exterior materials including colors and textures

H. Gross square footage (including garage, unfinished basement and storage units or detached garage).

I. Construction schedules to include starting and completion date of the dwelling as well as the landscape and Forest Management Plan work.

The Committee shall respond within fifteen days of receipt of the Final Plan submittal. If the Committee has not responded within the fifteen period the Final Plans will be presumed to be approved. The Committee's final approval shall be valid and require completion of all improvements for a period of eighteen months. An extension of the Committee's approval may be granted upon written receipt of a request for such, provided it has been documented that nothing from the original request has changed. Any changes shall require a re-submittal of those affected documents. Approval will be given as previously written.

VARIANCES

The Committee may grant variances from the standards imposed by these Design Guidelines in situations in which strict application of the regulations would result in peculiar and exceptional practical difficulties or exceptional and undue hardships upon the development and use of a lot because of special circumstances applicable to the property such as size, shape, topography or other extraordinary or exceptional physical conditions. Economic hardship alone is not sufficient justification for the granting of variances. Variances will be considered on a case-by-case basis, and shall be granted or denied by the Committee. In making its determination, the Committee will determine the effect of a variance on the neighbors and community, whether in the business judgment of the Committee the variance is in the best interest of Association members. The granting or denial of a variance shall not set a precedent for any future variance request. Request for a variance should be made in writing to the Architectural Control Committee.

CONSULTANTS

The Committee may engage an architect, engineer or consultant to assist in the evaluation of proposed plans and appropriate action by the Association in accordance with these Guidelines, The reasonable cost of consulting fees will be paid by the Owner seeking architectural approval.

APPEAL

An owner may appeal any decision of the ACC to the Board of Directors, which will consider the appeal at its next regularly scheduled meeting.

SUMMIT COUNTY BUILDING PERMIT PROCESS

The building permit process is organized to help assure that new building construction meets minimum standards for safeguarding life, limb, health, property and public welfare as these buildings are used and occupied. The process includes reviewing designs and plans for compliance with adopted codes, issuing permits which authorize approved work, inspecting construction for compliance with approved plans and adopted codes, and issuing Certificates of Occupancy.

The Summit County Community Development Department, Building Inspections Division administers the building permit process for Quandary Village Filing II. Codes and regulations adopted by Summit County provide criteria for design, construction, quality of materials, use and occupancy, and location of buildings and structures.

Governing Agencies and Regulations

The most current or updated versions of the following manuals shall be applicable.

- North Star Owners' Association Declaration of Protective Covenants - North Star Owners' Association By-Laws - North Star Owners' Association Architectural Design Guidelines - North Star Owners' Association Forest Management Program - Copies of the above documents are available from the North Star Owner's Association office. - Copies of the current codes may be obtained at the Summit County Building Inspection Division offices. - Grading and Excavation Regulations

Copies of the above regulations may be obtained from the Summit County Engineering Division. They apply to any earth disturbing activity involving 500 square feet or more of surface area.

Permits and Approvals

A. Permits:

Under normal conditions the general contractor will obtain all required permits, however, the homeowner is ultimately responsible to insure the permits are received. Except for well permits applications for permits must be made on appropriate forms, which are available at the Summit County Building Inspection Division offices. Permit applications must be accompanied by plans and specifications that accurately describe the project and proposed construction. Applications for well permits must be submitted to the Colorado Department of Water Resources in Denver.

1. Building Permit - Authorizes construction of the foundation system, framing and carpentry of the overall building or structure, exterior and interior finish work of the building or structure, and construction of attached exterior steps, porches and decks.
2. Plumbing Permit - Authorizes installation of drain, waste and vent piping, potable water piping, fuel gas piping, fixtures and plumbing appliances.
3. Mechanical Permit - Authorizes installation of furnaces and ducts, boilers and circulation piping, exhaust fans and ducts and wood stoves.
4. Electrical Permit - Authorizes installation of wiring, receptacles, switches, light fixtures, electrical equipment and fixed in place appliances and connection to utility service. A separate electrical construction permit is required for temporary electrical service during construction.
5. Grading and Excavating - Authorizes any required grading and excavating. Permit requires analysis of site conditions in designing site work, controls the amount of site disturbance and controls how disturbed areas are revegetated and controls the quality of runoff water to reduce the amount of phosphorous reaching Dillon Reservoir.
6. Well - Authorizes construction of wells for drinking water.
7. Septic B Authorizes the construction of septic systems for household waste management.

B. Approvals

The Building Inspection Division will contact the agencies listed below for verification of approval prior to issuing the building permit. It is the responsibility of the builder to contact these agencies and comply with their requirements.

1. Approval is needed from the Summit County Environmental Health Division for septic system designs and installations
2. Approval is needed from the Summit County Planning Department for proposed building setbacks, height and other plat requirements.
3. Approval is needed from the Summit County Engineering Department for grading and excavation. No permit is needed if the earth disturbing activity involves 500 square feet or less.
4. Approval is needed from the Summit County Road and Bridge Department for design and location of road access cuts to be made on county roads.

5. Approval is needed from Red, White and Blue Fire Protection District for required fire protection systems.

6. Approval is needed from the North Star Owner's Association Architectural Control Committee. (See Architectural Control Committee Approval Procedure in this document.)

Qualifications

1. Contractor Licensing

For other than building permits issued to homeowner-builders, the general contractor obtaining a building permit must be licensed to work in Summit County. Plumbing, mechanical and electrical contractors obtaining permits, other than homeowners doing their own work, also must be licensed or registered in Summit County. Subcontractors working for general contractors also are required to be licensed in the county.

2. Homeowner/Builder Qualification

Individual property owners may act as general contractor for building their own single-family house providing they build no more than one house within a calendar year and that they reside in that house for at least three months after issuance of a Certificate of Occupancy. The homeowner-builder provision allows individual property owners to obtain a building permit and plumbing, mechanical or electrical permits to build their own home without providing the proof of qualifications, experience and insurance required of a professional contractor. However, these homeowners are required to pass the appropriate qualification test as a condition of obtaining the building, plumbing, and/or electrical permit. There is a homeowner-builder qualification test (open book) designed to quiz a homeowner's knowledge of requirements in the Uniform Building Code that relate to construction of single family dwellings. There are also homeowner plumbing and electrical qualification tests. These qualification tests are given at the Summit County Building Inspection Division on a walk-in basis and at no charge. Codebooks to study and prepare for these qualification tests are also available.

Inspection Requirements

The following is a list of typical inspections for a new single family home and the sequence in which they are required.

1. Pre excavation site inspection (North Star Architectural Control Committee)
2. Foundation Footings (County)

3. Foundation Walls (County)
4. Concrete Slab and Under slab Plumbing (County)
5. Foundation Wall Damp Proofing (County)
6. Rough Plumbing (County)
7. Rough Mechanical (County)
8. Rough Electrical (County)
9. Framing (County)
10. Drywall (County)
11. Final Electrical (County)
12. Final Site Inspection (North Star Architectural Control Committee)
13. Final Building (County)
14. Culvert and Driveway (Roads and Bridges Department)
15. Fire Mitigation (Red, White and Blue Fire Department)

VIOLATION FINES

If any owner fails to comply with any provision of these design guidelines the Association may levy reasonable fines (see attached Rule on Fines) or file a lien against the owner's lot or exercise any other legal remedy. A violation of these Design Guidelines or any federal, state or local law, ordinance or code is considered to be a nuisance and may be enjoined or abated by injunctive action. The owner and any agent or employee committing a violation are jointly and severally liable for reasonable costs and attorneys fees incurred by the Association.

The continued or habitual violation of these Design Guidelines by a general contractor, sub contractor, or materials supplier or property owner will result in the withdrawal by the Architectural Review Board of his/her approval to perform work in North Star Village.

CERTIFICATE OF OCCUPANCY

After final site inspection by the Committee is completed and approved, the Summit County Building Inspection Division can proceed with issuing the Certificate of Occupancy for that project. Approval by the ACC only indicates compliance with these Design Guidelines; each owner is responsible for compliance with all applicable governmental laws, rules and codes and the owner will hold the members of the ACC, the Board and the Association harmless from all claims including the adequacy of the plans and compliance with laws.

CERTIFICATION

I certify that the foregoing constitutes a true and accurate copy of the North Star Owner's Association Architectural Design Guidelines in effect as November 14, 2005.

NORTH STAR OWNER'S ASSOCIATION

By: _____
Thomas L. Marmins, President AGREEMENT TO COMPLY

I, _____ have received a copy of the Architectural Guidelines, dated _____, 200_ as set forth by the North Star Owners Association. Having read and understood the aforementioned Architectural Guidelines, I agree to follow and abide by these rules.

Date: _____

Name: _____

Address: _____

City/State/Zip: _____

Block#: _____ Lot#: _____