

PILGRIM DOWNS ARCHITECTURAL DESIGN GUIDELINES

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1 PREFACE

1.1 Introduction

The natural beauty of Pilgrim Downs is unique in the Eagle Valley and the following guidelines have been formulated to foster a compatibility between homes and their surroundings.

Each home owner's privacy is fundamental.

Some properties, screened from off-site views, may accommodate a more varied expression of materials and colors than sites which are more visible. The greatest freedom of architectural expression and design flexibility will be allowed for more discreet projects that are less prominent due to landscaping or naturally occurring features and yet demonstrate the highest design quality. Fewer exceptions will be granted for poorly-designed, obtrusive and/or visible projects.

Highly visible properties will be subject to a more rigid architectural review.

This document and its contents are herein referred to as the Design Regulations. These Design Regulations are subject in all respects to the Pilgrim Downs Declaration of Covenants as amended and, in specific, Section 7.

These Design Guidelines amend, restate and supersede in their entirety all previous Architectural Design Guidelines

1.2 Other Legal Requirements

Applications that are subject to these Design Regulations must comply with other local, state, and federal legal requirements. PDACC approval does not guarantee or ensure compliance with other legal requirements. It is the responsibility of the Applicant to be familiar with any other applicable legal requirements and ensure compliance of the Applicant's project. Other legal requirements which may apply include, but are not limited to, the following:

- Pilgrim Downs Declarations (and Amendments) of Covenants and Bylaws
- Pilgrim Downs Rules & Regulations
- Pilgrim Downs Construction Rules & Regulations
- Pilgrim Downs Second Amendment to PDCR&R
- Pilgrim Downs Renewable Energy Generation Devices
- Pilgrim Downs Fire Resistant Roofing and Construction Materials
- Pilgrim Downs Governance Policies
- Pilgrim Downs PUD
- Pilgrim Downs Water Regulations and Septic
- Eagle County Land Use Regulations
- Eagle County Adopted Building Codes, Associated Amendments @ Regulations
- Eagle County Wildfire Regulations

1.3 Existing Improvements. Improvements in existence at the date these Design Regulations become effective but which are not in compliance with same shall be treated as permitted non-conforming properties and are not required to be made compliant unless the property undergoes a substantial remodel (in the judgment of the PDACC) or is being redeveloped or replaced.

1.Design & Application Process

A. PILGRIM DOWNS ARCHITECTURAL REVIEW PROCESS

The general Pilgrim Downs Architectural Control Committee process is found in Section 7 of the Declaration of Covenants. The below is a supplement to those covenants. The four phases of the Pilgrim Downs Architecture Review process for new construction and/or major exterior remodels, additions and/or modifications are summarized as follows:

1. Orientation & Pre-Application Meeting (Staff): When an Owner plans to design or build a home in Pilgrim Downs, they shall first meet with the PDACC's architectural consultant to review the design intent and process for the proposed project, as well as construction regulations, compliance deposit and any other items relating to site development. This initial meeting between the Owner and/or Owner's Representative and the PDACC's architectural consultant and Ranch Manager, may occur on site or by telecommunication. Specific site constraints may be identified, Design Review principles will be discussed, and questions will be addressed.

A stamped topographic survey & geotechnical report is recommended at this stage.

2. Concept Review Meeting (Staff and/or One or More Board Member(s)): This meeting will allow the Owner's Representative to present the initial concept for the structures and the site for a formalized response from the PDACC prior to development of the design for the Final Submittal. This step in the process is significant in that it provides PDACC review and comment at an early stage to determine if the design concept is generally aligned with Pilgrim Downs design guidelines. This stage allows for the applicant to make appropriate changes prior to submitting the more time-intensive Final Design Submittal. If substantial concerns are evident, Staff will review with the PDACC and determine if a full board meeting with the Applicant and/or site staking is required.

Preliminary site graphic, landscape and architectural sketches and any relevant material that conveys the design intent are recommended at this stage.

3. Final Design Submittal and Meeting (PDACC): The Owner or Representative submits the final construction documents as indicated in the Declaration of Covenants and any additional documents that may aid in the understanding of the proposed design such as a massing model, 3D renderings, etc., and the period for PDACC review and action as provided in Section 7.D of the Declaration, as amended from time to time, commences. The staff will review the application and discuss with the PDACC. If no or only minor issues are found, the PDACC may grant approval of the application, with or without contingencies, without necessity of a meeting with the Owner or Owner's Representative and a letter of approval is issued. If significant concerns are raised during preliminary review, the PDACC will notify the Owner of the concerns in writing and schedule a meeting that the Owner and Owner's Representative must attend to review and discuss resolutions. The PDACC reserves the right to deny any project outright based upon the provisions of Section 7 of the Declaration, these design guidelines and any other governing documents. When this phase is satisfactory, the PDACC provides the Applicant with a letter of approval with or without conditions. Upon receipt of the letter the applicant may proceed to building permit review. If this phase is not satisfactory, the PDACC issues a circumstantiated report of rejection.

This is a full set of submittal requirements for major projects. For minor projects submit documents as necessary to convey the relevant information, as directed by PDACC's architectural consultant after the Pre-Application Meeting.

Geotechnical Report

Topographic Survey, 1" = 20' minimum scale

- Dated within last three years
- Site contours at two-foot (2') intervals
- Property boundaries and area of property
- Building envelope
- Easements, setbacks, and rights-of-way
- Existing buildings, structures, utilities, fire hydrants, etc.
- Significant natural features such as a rock outcropping, drainage paths and mature vegetation

Site Plan, 1" = 20' minimum scale

- Property boundaries
- Location of Building envelope
- Existing buildings and proposed structures or improvements
- Driveway parking areas with grades
- Snow storage areas
- Existing and proposed grades and drainage
- Building height calculations
- Existing landscaping to remain
- Existing landscaping to be removed
- Type, location and size of proposed landscape materials
- Other proposed improvements
- Irrigation Plan or proposed irrigation shown on site plan
- Other proposed improvements such as patios, decks, walkways, retaining walls, landscape walls, fences, artwork, firepits, outdoor cooking facilities, hot tubs, pools, water features, play courts, etc.
- Specifications for seeded areas including seed mix, mulch and fertilizer type.
- The area of land covered by spray irrigation shall be calculated and listed, by square foot.
- Lighting Plan, scale same as Site Plan Location of exterior and building light fixtures. Cut sheets or specifications demonstrating compliance with lighting requirements. Include any proposed holiday lighting. Lighting may be shown on the site plan if documentation allows for clarity.

Landscape Plan

Site Staking

Erosion Control Stabilization & Revegetation Plan, same scale as Site Plan.

- Means and schedule for prevention of soil erosion, during and after construction
- Revegetation of cut and fill slopes
- Methods of controlling surface water
- Siltation control devices
- Vehicular access points
- Location of soil storage areas and stabilization measures

Floor Plans, 1/8" = 1' minimum scale

- Floor Plans with dimensioned rooms and names
- Roof Plan showing roof pitches and overhangs
- Chimney and flue locations, and other structures, projections or penetrations located above roof

- Finish roof materials
- Gutter and downspout locations
- Location of doors and windows
- Location of mechanical and electrical rooms, systems
- Total area by floor level

Exterior Elevations, scale same as floor plans:

- Façade definition and detail sufficient to describe architectural character
- Location of doors and windows.
- Existing and proposed grades
- Architectural details
- Floor and ridge elevations
- Annotation of exterior materials, textures, colors
- Exterior light fixtures
- Chimney heights and cap enclosure details
- Mechanical penetrations through walls, roofs
- Shadow patterns
- Annotate all ridge lines in roof plan with associative respective elevations to the top of finished roof system, and relative to existing topography

Model

- Digital or physical, to be presented at meeting with Architectural Details and appropriate scale

Miscellaneous

Graphic descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, including rakes and eaves, windows and doors, material transitions, vertical and horizontal layers, exposed structural connections, etc.

Exterior Finishes

- Physical samples or quality photographs, indicating type, color, and texture of all exterior materials, to be presented at meeting.

Specifications

Written specifications and/or cut sheets for the following:

- Fireplace and flue caps
- Exterior light fixtures

4. Technical Permit Review (STAFF): If the applicant submits a set of documents to the Eagle Country Building Department that differs from the PDACC approved set, the applicant is to provide the PDACC's architectural consultant with a copy of the building permit set and include a letter indicating the differences. If the differences are major and/or impact the previously approved design, the PDACC may require the applicant submit for approval of the changes.

Interior remodels, Minor exterior modifications, landscape & exterior lighting modifications

1. Submit documents as needed to convey the existing and proposed modifications.

2. The PDACC will review the application in the same manner as provided for major modification or new construction applications.

Modifications to approved plans

1. Submit documents as needed to convey the existing and proposed modifications.
2. If consistent with the original approval, staff will approve and issue a letter of approval with or without contingencies and will update the Board. If inconsistent with the original approval, the changes must be considered by the PDACC in the same manner as provided for major modification or new construction applications.

Refer to Addendum for review fees.

2 DESIGN THEME & VISION

2.1 Introduction of Site & Architecture Review Principles

Section 7 of the Pilgrim Downs Declaration of Covenants, as amended from time to time, is hereby incorporated into this Section 2.1 by this reference. All parties using these Guidelines are advised to review Section 7 of the Declaration, as amended, which may supersede the text provided below. As of the date of adoption of these Guidelines, Section 7 of the Declaration states:

“Architectural Control Committee:

The Architectural Control Committee (ACC) shall initially be comprised of three (3) persons designated by the Grantor. Upon transfer by the Grantor of the Common Area to the Association, the Association shall thereafter have the power to appoint the members of the ACC, and the Association may, in its discretion, increase the ACC to no more than five (5) members.

In the event of any vacancy in the ACC, the remaining member or members may continue to function and carry out the duties and obligations of the ACC. Any vacancy shall be filled within such time as may be reasonably practical by the Grantor or the Association (after transfer to the Association of the Common Area). In the event that there are not persons willing or able to serve as ACC members, the duties of the ACC shall be the responsibility of the Grantor or the Board of Directors of the Association (after transfer to the Association of the Common Area).

Duties of the ACC; No building or other structure shall be constructed, erected or maintained on any Lot, nor shall any addition thereto or change or alteration thereof be made until the complete plans and specifications (including, but not limited to, a color rendering, geologic soils site investigation and foundation report, the floor, elevation, plot and grading plans; provisions for off-road parking and locations of driveway access; the specifications of the principal exterior materials, completed landscape plans, color schemes and the location, character and method of utilization of all utilities) have been submitted to the ACC and approved by it in writing. Owners of Lots within the Subdivision are encouraged to consult with the ACC prior to and during the preparation of such plans and specifications in order to avoid withholding of or delay in approval.

Each building or other structure shall be constructed, erected and maintained in strict accordance with the approved plans and specifications.

In passing upon all such plans and specifications, the ACC shall take into consideration the suitability of the proposed building or other structure and the materials of which it is to be built to the Lot upon which it is to be erected, the harmony thereof with the surroundings and the effect of the building or other structure, as planned, on the outlook from adjacent or neighboring Lots. The ACC shall use reasonable judgment in passing upon all such plans and specifications, but the ACC shall not be liable to any person for its actions in connection with submitted plans and specifications, unless it be affirmatively shown that the ACC acted with malice or wrongful intent.

Upon submission of plans and specifications to the ACC, the ACC shall accept or reject such plans, in writing, within ninety (90) days after submission. Such acceptance or rejection may be absolute or conditional and with or without recommendations for modification. In the even the ACC fails to act within the ninety-day period, such inaction shall not be deemed to be an approval of the submission, but shall entitle the Owner making the submission to a rebuttable presumption that the submission meets the general architectural control standards of the Subdivision.

No Owner shall be entitled to seek any building permit or to commence construction of improvements on any Lot unless and until the ACC (or Grantor, or Association) has given its written approval.

In the event the ACC has failed or refused to act with the ninety (9) day period, any Owner may apply to the Grantor or the Association (at such time as the Association has the power to appoint the ACC) for written approval of the plans and specifications. If the Grantor or the Association have not responded approving or rejecting the plans in writing within thirty (30) days thereafter, it shall be conclusively presumed that the submission meets the general architectural control standards and the Owner may proceed with construction, in accordance with the submitted plans and specifications.

The ACC shall have all powers required to meet its duties and obligations as set forth in this Section and elsewhere in the Covenants.

In the event any litigation involving the duties of the ACC the successful party or parties may recover any and all costs incident to the litigation and reasonable attorney fees.

Nothing herein shall be interpreted to apply to structures existing at the time of recording this Declaration, nor to the construction of the augmentation pond on Lot 18."

In addition to the Declaration of Covenants:

Pilgrim Downs embraces creativity and diversity in design that will produce homes and landscapes that are appropriate for their site, compatible with their surroundings and responsive to current and future lifestyles. The emphasis is on quality and innovative mountain architecture rather than adherence to a particular style. Diversity is allowed within reasonable limits as judged by the PDACC.

The scale and vertical massing of the homes must suit the size of the property. In general, the scale for each home shall be informed by the platted building envelope, surrounding natural features and exposure. Homes on less prominent sites will allow for greater vertical limits than those in open areas. Monumental forms are not permitted.

3 SITE & LANDSCAPE

3.1 Site & Landscape Analysis

Each home must be integrated into its unique setting and climate with its local variations within the subdivision. In addition, each home is to be situated to minimize off-site visual impacts and to allow for comfortable interaction in and around exterior living areas. Highly visible lots will receive a higher-level of scrutiny and may require additional landscaping and screening. In addition, landscape materials should be in harmony with the surroundings and add to the local sense of place.

Identify and maintain significant site limitations and features such as, but not limited to, rock outcroppings, mature vegetation and water drainages.

3.2 Building Envelopes

All improvements shall be constructed within the platted building envelope and required setbacks.

Elements that may be allowed, but for which review and approval is required:

- Non-habitable elements such as roof overhangs, balconies, service areas, porches, patios, carports, garages, at-grade swimming pools, spas and hot tubs, firepits, fireplaces, trampolines, play structures, and the like.
- Accessory structures which meet Section 4.10 criteria.

If a property has an un-platted building envelope (which is defined as a building envelope that is not defined by a surveyed legal description included on a subdivision plat), a proposed plat based upon the original envelope shown in the Eagle County subdivision maps shall be submitted for PDACC review and approval and subsequently submitted for recording to the Eagle County.

Building envelope amendments must first be approved by the PDACC. Following PDACC approval, the applicant must then apply to Eagle County for recording of the amended plat. The applicant shall provide a proposed plat map indicating the boundaries of the original and proposed new building envelope. The document shall be stamped and signed by a licensed surveyor. Generally, the envelope should remain the same square footage and not have a negative visual impact for any neighbor.

3.3 Grading, Site Walls, Drainage, Culverts, Swales & Berms

All technical requirements per Eagle County Regulations and Amendments.

Improvements shall recognize soil characteristics and sensitively integrate proposed earthworks into the existing topography.

Grading shall not divert drainage onto another property. Daylighted foundation drains and culverts shall be concealed.

All disturbed areas shall be revegetated.

Site walls are allowed and may define landscape or hardscape areas. In general, retaining walls shall not exceed 6 feet in height unless they are a part or extension of the architecture and must be complementary to the scale of the structure. Exceptionally, a height greater than 6' may be considered in order to preserve significant site features. All other walls shall be tiered with a minimum width between them to allow for substantial landscaping and/or water features. All retaining walls shall be finished with materials suited to the architecture, site and visibility.

3.4 Patios, Terraces & Walkways

Provide well located exterior living spaces that allow for the enjoyment of and interaction with the spectacular setting. The hardscape areas shall harmonize with the architecture and site design and integrate the structure with its natural environment.

Hardscape finish materials will suit the architecture, site and visibility.

3.5 Entry Gates, Address Markers, Driveways, Auto Courts & Parking

All technical requirements per Eagle County Regulations and Amendments.

To the extent possible, driveways and auto-courts shall be designed to minimize off-site visibility and site cover. Additional screening may be requested to conceal any exterior parking areas.

Driveways and auto-courts may be heated or unheated. If unheated, adequate snow storage and snow plow maneuverability must be provided.

Driveway entry gates and address markers are permitted and shall be designed in compatibility with the overall site and architecture aesthetic. If an entry gate is proposed, the address marker should be integrated into the gate scheme. The address marker shall meet Eagle County regulations for visibility. Address numbers and letters are not to be light fixtures.

Lighting shall be understated and meet the requirements of Section 3.10 Exterior Site & Lighting.

Auto-Court materials shall be asphalt, concrete, stone, stone cobbles or concrete unit pavers. Alternate materials may be considered subject to the quality of the product and integration with the architecture and site design. Specific colors, patterns (including stamping), finishes, etc. are subject to review and approval. Curbs are to be flush to adjacent material.

3.6 Utilities including Renewable Energy Generation Devices

All technical requirements not noted herein to be per Eagle County Regulations and Amendments and governing utility entities.

All proposed utilities and connections shall be buried. All meters, utility equipment and connections shall be screened from off-site visibility. All screening to be naturally integrated into the site design and/or integral to the structure's architecture.

Wind and Solar Devices

Renewable Energy Generation Devices ("Devices") include (i) solar energy devices or "Solar Devices" as defined in Section 38-32.5-100.3, C.R.S., and (ii) wind-electric generators or "Wind Devices" that meet the interconnection standards established by the Colorado Public Utilities Commission pursuant to Section 40-2-124, C.R.S.

A Device to be attached to and integrated into an existing or new Residence or other structure permitted on a Lot must be approved by the Architectural Control Committee prior to installation or construction. Ground-mounted Devices are strongly discouraged but may be permitted in accordance with these Guidelines.

Notwithstanding the following Guidelines, it is understood that the Architectural Control Committee will make a judgment on any individual request for approval of a Device based on the specifics of the proposed Device in the context of its responsibility to uphold the design aesthetic of Pilgrim Downs, and to allow for the peaceful enjoyment of all properties within Pilgrim Downs.

Solar Devices may be permitted pursuant to the following guidelines:

a. Solar Devices are to be integrated into the roof design of the Residence and installed to match the pitch of the roof to which they are attached, installed directly to and in parallel with the roof form. All structural supports, racking systems, invertors, charge controllers or other equipment will be complimentary to roof colors. Solar Devices shall not project above the ridge, and to the extent practical, should generally fill the roof plane to which they are attached, resulting in the appearance of a full-coverage material over the roof plane (but Solar Devices shall not extend within 3 feet of the edge of a roof). Solar Devices shall not be staggered along roof valleys, nor stopped short of gable or shed roof edges. To the extent practical, Solar Devices should be selected and installed in a manner that minimizes reflective nature and glare and should be placed in roof locations that are minimally visible from other lots, roads or Common Areas within Pilgrim Downs.

The Architectural Control Committee will consider a ground-mounted Solar Device only in the event that the Association's requirements for a roof-mounted Solar Device at that Lot would significantly increase the cost of the Solar Device or significantly decrease its performance or efficiency.

b. Solar Devices attached to the roof of a Residence or other structure shall not cause the height of the overall Structure to exceed the building height restrictions applicable to the Lot. Ground-mounted Solar Devices shall not exceed 8 feet in height from grade to the highest point of the Solar Device and shall be placed in a location that is not visible from other Lots, roads or Common Area within Pilgrim Downs or must be screened from view in the Architectural Control Committee's discretion.

With respect to a Wind Device qualifying as a Device, such Wind Devices may be permitted pursuant to the following guidelines:

a. A Wind Device to be attached to a Residence or Additional Structure must be integrated into the roof design, painted a dark color or painted to match or complement the roof colors, and screened or camouflaged to the extent possible. Roof-mounted Wind Devices shall be placed in a roof location that is not visible from other Lots, roads or Common Area within Pilgrim Downs. The Architectural Control Committee will consider a ground-mounted Wind Device only in the event that the Association's requirements for a roof-mounted Wind Device at that Lot would significantly increase the cost of the Wind Device or significantly decrease its performance or efficiency.

b. An applicant wishing to construct a ground-mounted Wind Device must similarly make reasonable efforts to camouflage the Wind Device by color, materials and location. Size, height and location of all Wind Devices must be appropriate for the lot and the Wind Device must not interfere with established views or view corridors.

c. A Wind Device to be attached to a Residence or Additional Structure shall not extend for more than 6 feet above the top of that Structure or cause the overall height of that Structure to exceed 35 feet. A ground-mounted Wind Device shall not exceed 20 feet above grade. A Wind Device shall not be located within 35 feet from any road nor within 25 feet of any property line.

d. The sound to be created by a Wind Device must not be able to be heard from any other Lot, road or Common Area within Pilgrim Downs and the applicant must include, as part of the application, information sufficient to permit the Architectural Control Committee to determine and assess the level of sound that the Wind Device will create. The Architectural Control Committee, on a case by case basis, may prohibit or restrict the size or placement of any Wind Device in order to protect neighboring property owners from unreasonable interference as a result of the sound that will be created by the Wind Device.

3.7 Swimming Pools, Spas & Hot Tubs

All technical requirements per Eagle County Regulations and Amendments.

Site-built swimming pools, spas and hot tubs may be allowed if integrated into the overall design aesthetic, and with limited visual impact to the community and adjoining properties. The color scheme for such artificial pools shall be [black/dark]. Above-grade, free-standing hot tubs or hot tubs on decks are only permitted if completely screened from off-site visibility. Refer also to Section 3.8 for water feature requirements.

Code compliant fences and/or safety covers are permitted. Refer to Section 3.9 for fencing requirements.

Pools, spas and hot tubs may have underwater lighting as appropriate for safety, without creating light pollution.

Finish materials will be considered based upon the material's suitability to the architecture, site and visibility.

3.8 Existing Water, Water Features & Irrigation

Pilgrim Downs is a community which has maintained its water rights. As a result, there are very specific criteria and restrictions for each property in the utilization of water. Consult with Ranch Manager prior to the planning of a swimming pool, spa, hot tub, water feature and irrigation. In addition, house water and sprinkler systems may also be impacted by the water rights for a particular property.

Water features such as streams, ponds and waterfalls shall assimilate gracefully within the site design and building architecture. Water features shall not directly interfere with existing drainage channels or streams and shall be constructed of materials consistent with the site and buildings. Artificial or formal water features that are integral to or extensions of the structure may be considered. Water fountains may be considered if no negative visual or environmental off-site impacts.

3.9 Miscellaneous Site Features

Fences and dog enclosures may be allowed and may be opaque or see-through subject to visibility, location, site integration and overall design aesthetic. Fences should not delineate a property's setbacks or lines (Temporary construction fences excepted). Materials shall be stone, wood or metal. Alternate materials and artistic designs may be considered subject to quality of product and to their integration with the architecture and site design.

Play Structures, Playgrounds & Sport Courts may be allowed if they are successfully integrated into the overall site and design aesthetic and not visible from off-site. Night-time lighting is not permitted.

Exterior gas fireplaces and gas firepits may be allowed. Wood burning fireplaces and fire pits are not allowed.

Site and Exterior Art may be allowed if there are no off-site negative impacts or non-visible from off-site. Any proposed lighting shall meet the requirements of Section 3.10 Site and Exterior Lighting

Flagpoles are allowed subject to applicable law. Banners are not permitted.

3.10 Site & Exterior Lighting

Refer also to technical requirements per Eagle County Regulations and Amendments.

The design intent is to use the minimum amount of lighting for code compliance and enjoyment while being ecologically friendly and avoiding light pollution. Light should not trespass onto the neighbors' property and/or interrupt the beauty and visibility of the night sky. Design lighting systems to keep the impact of lights within the limits of your property.

Up-lighting is not permitted, and sources should be concealed. All exterior light fixtures shall meet Dark Sky regulations or be Dark Sky certified or the equivalent.

The light source shall be comparable to 45-watt incandescent bulb. For LED, with a color temperature between 2700K and 3000K and maximum light output of 500 lumens.

Holiday and Art lighting may be considered subject to absence of negative off-site impacts or visibility.

Site and exterior lighting fixtures, attached to the structure, in the landscaping or in water features, shall be fully shielded and directed downward. Up-lighting is not permitted. Consideration should be given with glazing that allows excessive interior lighting to escape. For these conditions, install window and skylight coverings to reduce the incidence of light escaping after dark and/or provide additional landscaping to enhance screening around the structure. Safety and security lighting are allowed around the home and along driveways when believed to be necessary but should be placed on a motion sensor-activated fixtures with automatic shutoff after five minutes.

Light sources that have unusual or rapidly changing color effects are discouraged for use outside of homes but may be considered if they do not negatively impact off-site.

3.11 Landscape Design Theme

It is important to respect Pilgrim Down's sense of place when designing your project's landscape. The nearby wildlife habitat, the ecology of forests, streams, ponds and fields provides beautiful examples from which to garner inspiration.

Allow for the landscape design to transition from the more formal and/or ornamental elements to the natural and native to avoid any harsh transitions and to allow the structure to blend into its environment. The goal is to recreate a landscape that meets today's standards for enjoyment but complements and blends with the natural ecology and allows one site to flow to the next and into the open spaces.

Water reduction usage is encouraged, including xeriscape. Automatic and/or drip irrigation may be required to establish and maintain new plant materials. Rain and moisture sensors are required. In addition, irrigation size and water consumption should be discussed with the Ranch Manager and may be subject to review and approval by the water attorney.

Design professionals unaccustomed to working within the limitations imposed by Pilgrim Downs' climate zones, including micro-climates, must become familiar with the needs associated with this environment.

Refer to Eagle County Wildfire regulations for coordination with landscape design.

3.12 Equestrian Uses

Refer to Pilgrim Downs Governing Documents.

3.13 Fire Resistant Roofing Construction and Materials

Pilgrim Downs' location raises enhanced concerns about wildfire risk and protection of homes from wildfires. One significant risk factor in the spread of wildfire, and in damage to homes caused by wildfire, is the susceptibility of a home's roof to fire. It is the determination of the Board of Managers of Pilgrim Downs that the health, safety and welfare of all owners and properties within Pilgrim Downs is enhanced if all homes in the community have the highest fire-rated roof possible.

Therefore, at the time any new home is constructed within Pilgrim Downs, and also at the time that any roof of an existing home is substantially replaced (defined as 50% or more of the entire roof area of the home), it is and shall be a requirement that the roof of the home shall be constructed in a manner that achieves "Class A" fire rating, both stand alone and by assembly, as determined under American Society for Testing and Materials (ASTM) Standard E-108, Underwriters Laboratory (UL) Standard 790 and National Fire Protection Association (NFPA) Standard 276. Ongoing maintenance and repair of a roof that does not constitute a substantial replacement as defined herein does not trigger the requirement to upgrade as provided herein.

The Board of Managers strongly encourages all owners of existing homes to evaluate the current fire rating of their roofs, and to update them to a "Class A" rating if they do not currently meet that standard.

4 ARCHITECTURE

4.1 Style

Pilgrim Downs embraces originality and artistic creation.

There is no mandated architectural style in Pilgrim Downs, but the architecture should be appropriately integrated to its high alpine and mountain environment. Design freedom is afforded by this approach but with the implicit understanding that the reviews will be more subjective rather than prescriptive. Certain defined architectural styles will not be considered innovative mountain architecture. A few examples include, renaissance, post-modern, neo-classicism, southwest, commercial, etc.

What the PDACC judges to be extreme expressions of architecture will not be considered on highly visible properties.

4.2 Architecture Criteria

Great architecture is less about a particular style or formula and more the result of the integrated execution of site, scale, proportion & balance, rhythm, structural and detail expression, materials and color, and sustainability.

4.3 Scale

Scale homes to a size fitting its unique location. Forested or screened sites will allow for greater vertical limits. Open areas dictate a more horizontal expression. In general, the scale for each home shall be as small as possible to accommodate the owner's needs.

4.4 Proportion & Balance

The design should be a composition of masses that are proportionally correct to one another. This balance carries through into the hierarchy and composition of one mass to another, the window configurations and the integration of the material, textures & details.

4.5 Rhythm

The organized movement of the structural forms, windows, details materials, colors, etc. provides for a design continuity throughout the project. Repeated patterns and elements (and sometimes random) create a pleasing sense of order. Rhythm should be achieved with the use of linear elements, alternating elements, gradation, repetition or intricate details.

4.6 Structural & Detail Expression

Simple to complex forms or a composition of buildings are complimentary in this setting. Emphasis can be placed on the visuality of structural elements which can range from the more traditionally understood items such as columns, beams, headers to the structural wall form, roofs and/or mass. Materials and details are critical to enhancing the expression whether it be an orderly and rhythmic arrangement of windows to a simply detailed steel frame or glass wall to a patterned stone cabin.

The structure should blend into its topography and embrace its environment.

Details should have an inherent proportional relationship to that of the entire structure.

4.7 Exterior Materials, Finishes & Color

There will be no predetermined allowable materials, textures or colors. The applicant is to propose a selection based on what is appropriate to blend and compliment the site and proposed architecture.

Reflective or glossy materials shall be avoided.

4.8 Sustainability

Sustainable architecture refers to the practice of designing buildings which create living environments that meets today's needs and wants without compromising the future and perhaps even contributing to the future. It requires the integration of high quality and effective materials and methods into the project that minimize the use of resources while still producing a timeless and long-lasting quality-built structure.

4.9 Site Coverage, Building Height & Allowable Living Space

Refer to the Pilgrim Downs Declaration of Covenants, the Pilgrim Downs PUD and Eagle County Regulations and Amendments.

4.10 Guest Houses and Accessory Structures

Per the Pilgrim Downs Declaration of Covenants one (1) secondary residence or accessory structure is permitted. Generally, these structures should be built within the building envelope and be complementary to the architecture of the main residence creating a cohesive compound.

Accessory structures may be allowed outside of the building envelope with PDACC approval.

4.11 Miscellaneous Architectural Accessories

Wherever possible disguise unsightly roof accessories and/or mechanical appurtenances (vent stacks, fireplace or boiler flues, etc.) on the building or roof with integrated screening elements.

Cameras, security lights, Knox boxes, etc., shall be integrated discreetly into the building architecture and generally screened from view when practical. Visible security barriers at doors and windows are generally not permitted.

Satellite dishes and the like shall be neutral and matted color, substantially screened from the view of neighboring properties and adjacent roadways and shall not display visible logos. Exterior antennae are generally prohibited but may be approved on a selective basis after demonstration of particular need and review of proposed aesthetic.

4.12 Demolition of Existing Home

When full demolition of an existing home is proposed, a site plan and landscape plan shall be provided, to delineate grading and landscape restoration of the property, in the event a replacement home does not immediately succeed demolition. Site and landscape restoration proposals shall comply with pertinent sections of these guidelines.

5 APPENDICES

5.1 Application

5.2 Architectural Consult Fees

APPENDIX 5.1
PILGRIM DOWNS ARCHITECTURAL CONTROL COMMITTEE
DESIGN REVIEW APPLICATION

Type of Application:

- ☐ New Construction
- ☐ Remodel, Addition or Exterior Modification
- ☐ Landscape & Exterior Lighting
- ☐ Interior Remodel
- ☐ Maintenance

Name of Project:

General Description of Project:

Location of Project:

Tract: _____ Lot: _____ Block: _____ Filing: _____

Street Address: _____

Contact Information:

Owner: _____

Address: _____

Email: _____ Phone: _____

Signature: _____ Date: _____

I acknowledge that I am aware of and will comply with the Pilgrim Downs Architectural Design Guidelines and all other applicable Pilgrim Downs governing documents. I authorize the representative below to act on my behalf and recognize that failure to abide by the rules and regulations by either my representative or myself may result in fines.

Owner's Representative, Architect, Landscape Architect or General Contractor (as applicable):

Address: _____

Email: _____ Phone: _____

Signature: _____ Date: _____

SUBMITTAL CHECKLIST: (check all that apply for type of submittal)

- ☐ Geotechnical Report
- ☐ Topographic Survey, 1"=20' min scale
- ☐ Site Plan, 1"=20' min scale
- ☐ Landscape & Irrigation Plan
- ☐ Lighting Plan
- ☐ Erosion Control & Revegetation Plan
- ☐ Site Staking
- ☐ Floor & Roof Plans, 1/8"=1' min scale
- ☐ Elevations, 1/8"=1' min scale
- ☐ Model
- ☐ Details & Miscellaneous
- ☐ Exterior Finishes
- ☐ Specifications & Cut Sheets

APPENDIX 5.2
PILGRIM DOWNS ARCHITECTURAL CONTROL COMMITTEE
ARCHITECTURAL CONSULTANT FEE

PDACC Architectural Consultant Fee as of June 2025: \$250.00/Hour (as needed)

Payable by the Applicant