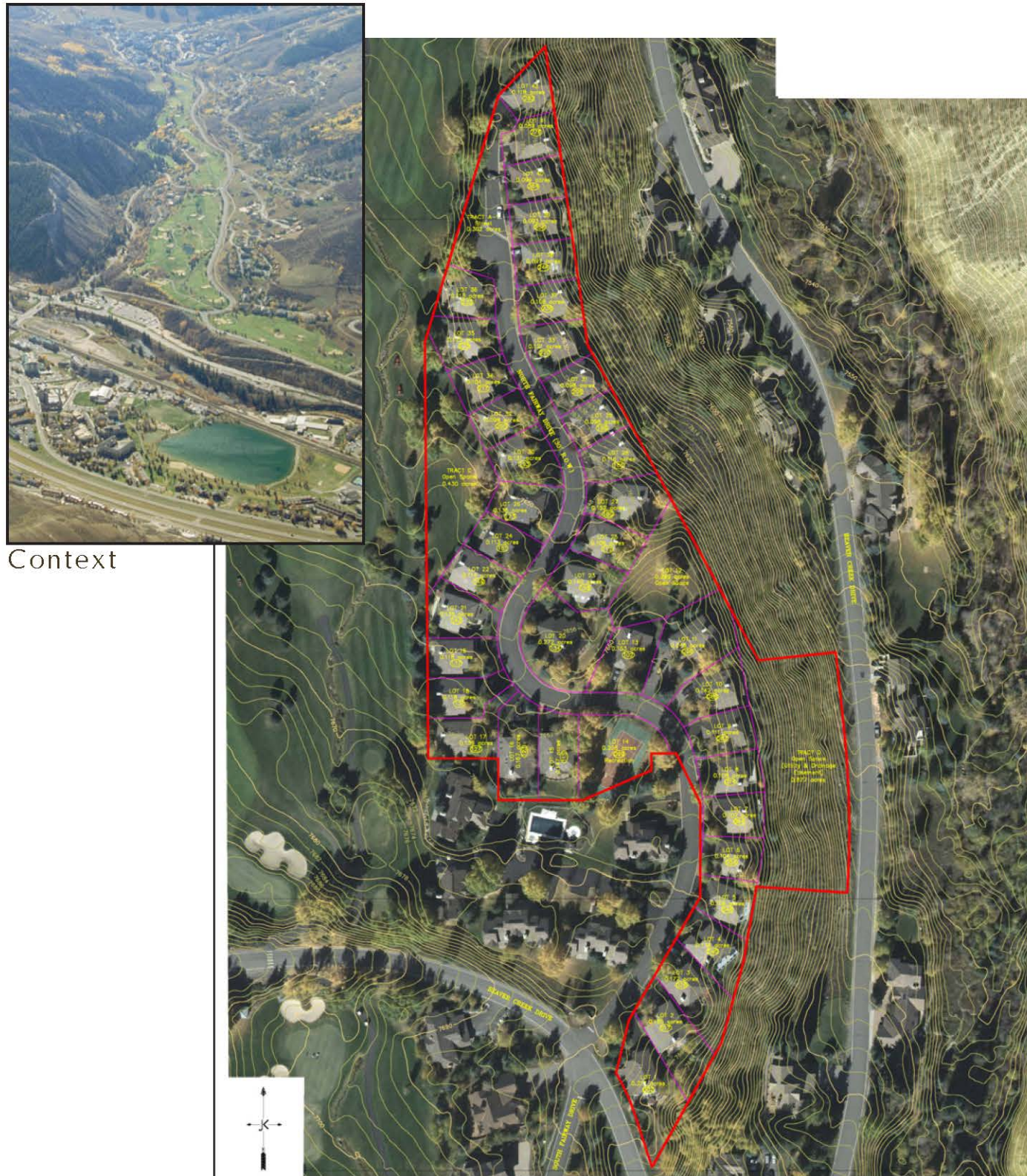


# The Enclave at Beaver Creek



EXTERIOR DESIGN STANDARDS





Context

The Enclave Property - Aerial Base Map

N.T.S.

## Purpose:

The purpose of the Exterior Design Standards is to control future exterior building modifications recognizing the following:

- The Enclave is a 40-unit complex, with each home held in individual, whole ownership.
- The complex is 20+ years old and buildings are starting to appear dated.
- Improvements and enhancements are expected to be explored by individual property owners in an effort to improve and enhance the value of their homes.
- Additional flexibility in exterior appearance is desired by homeowners for some sense of individuality.
- Overall consistency to reinforce the nature of the complex as an 'enclave' remains an important criterion.
- Improvements are necessary to protect the value of individual units and for the complex to remain competitive with similar properties.
- Sustainability, durability, and quality of products and materials is important to help minimize maintenance for future improvements.





**Enhanced Elevation:** The following three dimensional models illustrate the combined effect of improvements to the various exterior elements included in these standards. The cumulative goal is a significant enhancement to the character and appearance of the front facade of residences, and increase in the street appeal of the neighborhood.



EXTERIOR DESIGN STANDARDS

EXTERIOR DESIGN STANDARDS



## Before | After - Enhanced Elevation:



Entry door that complements exterior color scheme and neighborhood colors, with standard hardware finishes to match new light fixtures and address monuments.

New front entry walk paving and landscape behind wall.

Windows in metal clad color (or painted) to match standard Association colors.

New garage doors (painted) with accent panels (and windows if desired by owner).

New exterior lights at front, both sides of garage, and above front door.

New courtyard wall and pillar, clad in stone, lowered to half height to create more open and welcoming gesture to street.



# Entry Walkways:

The entry walkways are private areas for the exclusive enjoyment of each residence. They present one of the greatest opportunities for homeowners to customize the entry of their home in accordance to taste and preference. To allow flexibility for each owner to improve their entry walkways The Enclave is not proposing standard options for improvements. Instead, The Enclave is putting forth 'specifications' that must be followed in the improvement of entry walkways in order to prevent future deficiencies and added maintenance. The Enclave is also suggesting acceptable surfaces and materials, as well as some possible alternative layouts that would be appropriate for entry walkway improvements. It is the responsibility of each owner to maintain entry walkway improvements other than the normal snow clearing provided by the Association.

## Potential Surface Materials

### Natural Stone



colorado buff flagstone



slate



random granite

### Concrete and Stone Pavers



concrete pavers



concrete pavers



granite pavers

### Stamped Concrete



simulated flagstone

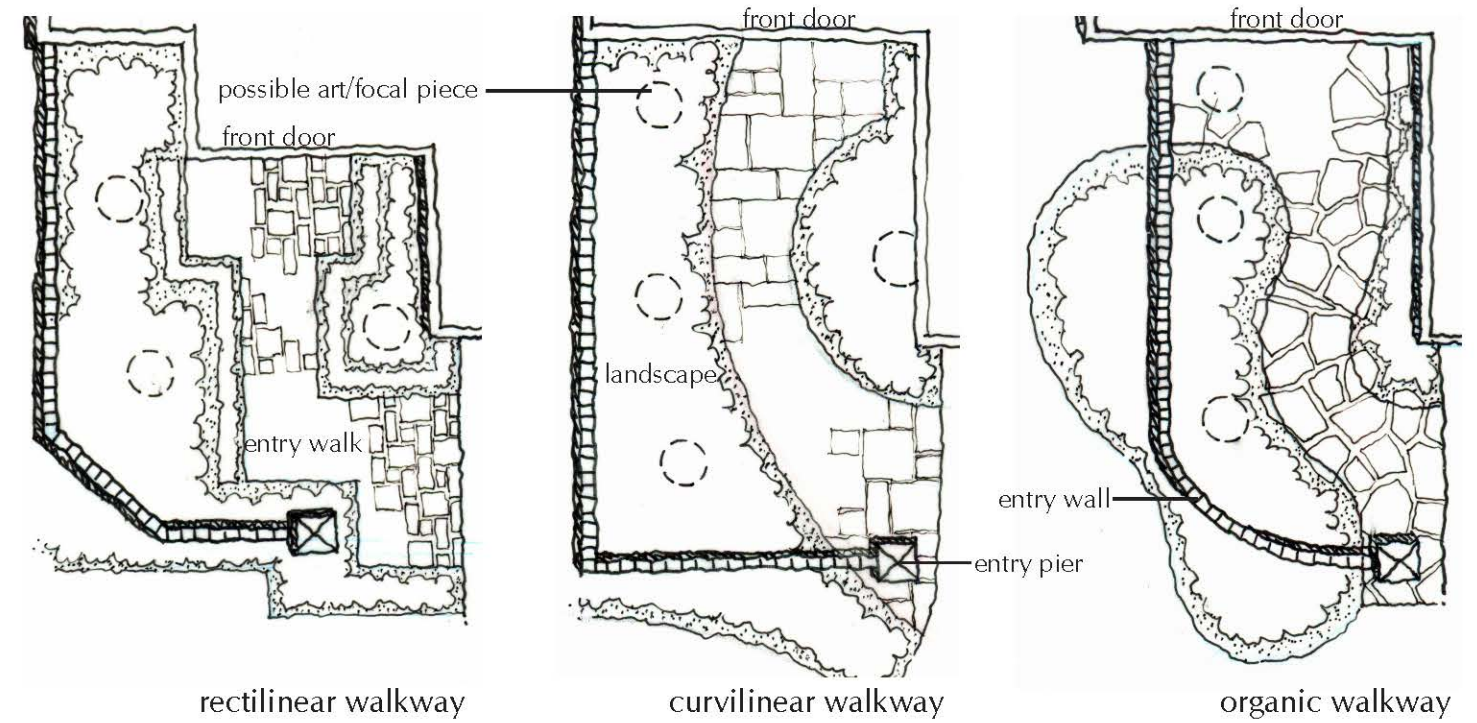


simulated slate



simulated granite

## Walkway Layout Examples



## Specifications

- Shall be constructed with products and materials approved by the Association Board of Directors upon individual application.
- All new walkways shall be constructed to these professional specifications.
- New walkways of paver or stone shall be laid over a concrete slab base (minimum 4" thick).
- Paver or stone surface shall overhang concrete slab base by 1".
- Consistency in materials from horizontal hardscape surfaces to vertical built-in surfaces is recommended.
- Assure proper drainage away from building.
- Avoid foundation conflicts and fix existing deficiencies.
- Proper transition of materials to adjacent driveways.
- Art shall be of proper scale and quality.
- Plantings shall be complementary to architectural elements and be of appropriate scale.



# Before | After - Entry Walks:



New landscape and shrubs.

New courtyard wall and pillar, clad in stone, lowered to half height to create more open and welcoming gesture to street.

Entry door that complements exterior color scheme and neighborhood colors, with standard hardware finishes to match new light fixtures and address monuments.

New exterior lighting at front, both sides of garage, and above front door.

New address markers on front facade of residence, lighted for night visibility and larger dark letters for visibility during the day.

New front entry walk paving and landscape behind wall.



## Rear Patios:

Some of the greatest opportunities for exterior enhancements at The Enclave are the rear patios (and decks) associated with each unit. Rear patios are private areas for the exclusive enjoyment of each residence. As such, and to allow flexibility for each owner to improve their patios, The Enclave is not proposing standard options for improvements of rear patios. However, given the maintenance requirements of existing patios and to address deficiencies with the walking surfaces, drainage, and structural conditions of the patio walls, The Enclave is putting forth 'specifications' that must be followed for the improvement of rear patios. The goal is to minimize future deficiencies in improved patios, based on lessons learned with existing patios. In addition, The Enclave is suggesting some possible layouts that would be appropriate for rear patio improvements. Rear patio improvement proposals will be evaluated on a case-by-case basis depending on the location and extent of each patio, and relationship to surrounding homeowners and other properties such as the golf club. Rear patio improvements will need to be reviewed and approved by the Beaver Creek Design Review Board.

## Potential Patio Design Ideas

Built-in Fire Pit\*



Accent Landscaping



Special Paving



Built-in Grill



Built-in Seating

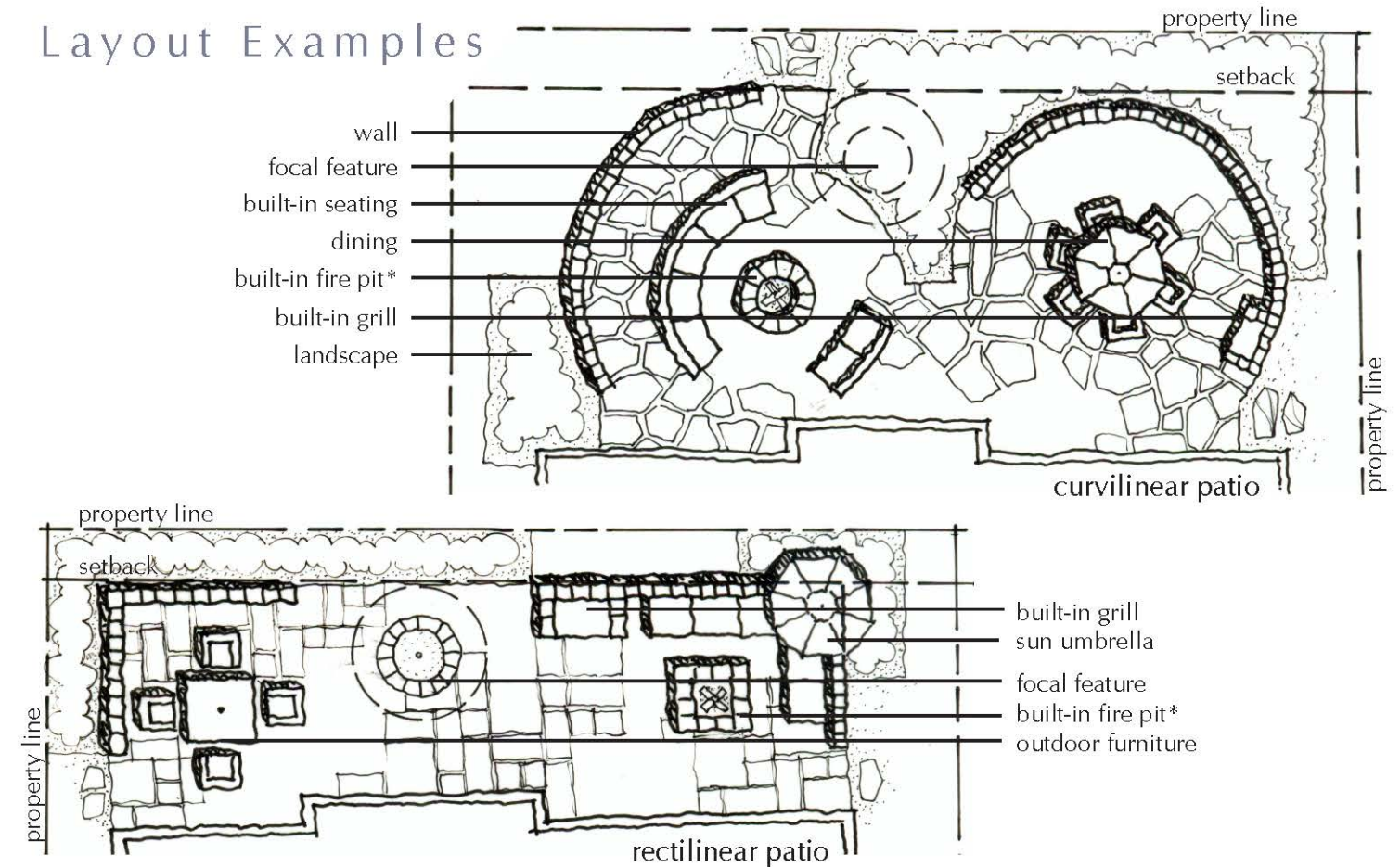


Built-in Seating



\* Reference The Enclave Rules and Regulations regarding fire pits and outdoor fireplaces in Appendix A at the end of this document.

## Layout Examples

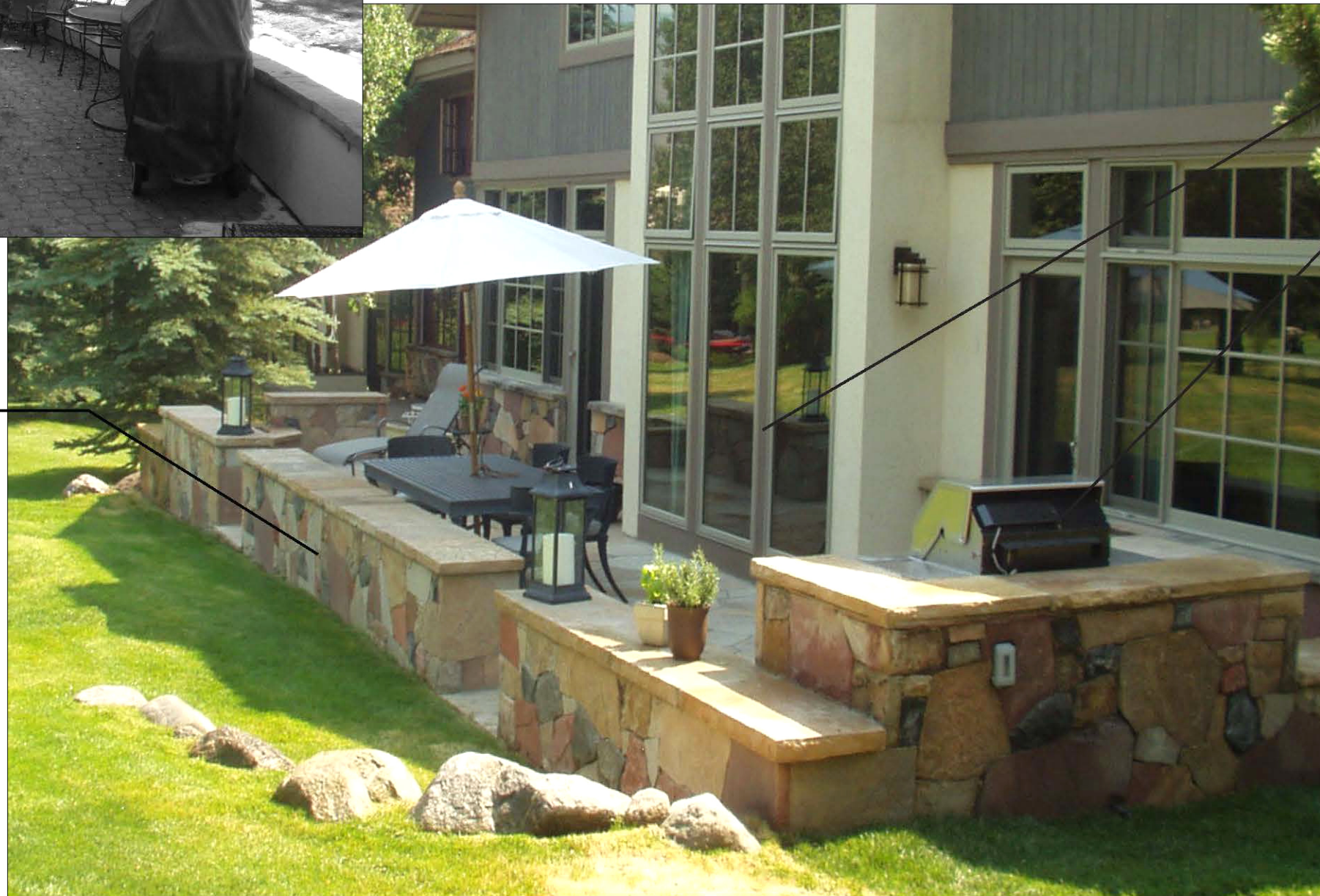


## Specifications

- Shall be constructed with products and materials approved by the Board of Directors.
- New patios of pavers or stone shall be laid over a concrete slab base (minimum 4" thick).
- Consistency in materials from architecture to hardscape is recommended.
- Drainage must be redirected away from buildings and around patio expansions to drains.
- Seating walls may not exceed 30" around patios.
- Plantings shall be complementary to architectural elements and of appropriate scale.
- Built-in fire pits\* and grills shall be gas only with shut off and a direct pipe connection.
- Built-in features, such as seating and art niches, may be incorporated with walls.
- Patio expansion shall not exceed building width or lot setbacks and existing easements.
- Accent wall lighting shall be low-watt LED or similar.
- Lighting shall be directed down as to not affect neighbors with light pollution.
- Irrigation systems become the responsibility of the homeowner with any alterations.



# Before | After - Rear Walks:



New stone patio wall and, clad in stone, seating wall height to create more open gesture to views.

Window trim that complements exterior color scheme and neighborhood colors.

Grill with stone surround.