



October 3, 2006

1. INTRODUCTION

RESORT VENTURES WEST – THE DEVELOPER

Based in Steamboat Springs, Resort Ventures West operates exclusively in the western United States and Canada. A boutique-style developer, the company emphasis is on developing master planned, creative, high quality residential communities. The principals of the company are passionate about creating quality experiential developments and adhere to simplicity as their guiding principle. They believe that a development is about people and that architecture should serve those people. Resort Ventures West is committed to operating with agility and building with simplicity and creativity.

WILDHORSE MEADOWS – THE RESORT COMMUNITY

Wildhorse Meadows (WHM) is a 47 acre master planned resort community located on the parcel previously known as the “Tennis Meadows” parcel, adjacent to the Steamboat Ski & Resort Corporation’s Meadows parking lot in Steamboat Springs, Colorado. The project consists of a variety of residential uses with a limited amount of support commercial uses surrounding a pedestrian plaza that will access a proposed new gondola connecting WHM with the proposed One Steamboat Place adjacent to Gondola Square at the ski area base.

While new to Steamboat Springs, Wildhorse Meadows’ architecture will blend the best of the old with the new. Drawing inspiration from the surrounding area, the built environment of Wildhorse Meadows will reflect the rugged ranching heritage of Steamboat Springs and the Yampa Valley - creating an architecture that will become a part of the history and legacy of area, yet speak to today’s contemporary design style and active lifestyle. Interpretations of this vernacular are not intended to be literal, but more of a synthesis of styles that evoke the spirit of the region.

For visitors accessing the skier gondola from the adjacent parking lot, one of the first impressions of the site will be an old barn in the main plaza area, which is accessed across a rustic bridge, both of which will help establish the overall design character of the development and inform the design of new structures. The architectural spirit and heritage of Steamboat Springs will be woven into the fabric of the development’s design, marrying old with new and preserving the town’s rich history and distinctly Western way of life. The result is a unique synthesis of style that pays tribute to Steamboat Springs’ history while creating a well-planned resort community with a unique language of Colorado alpine architecture.

THE RANGE AT WILDHORSE MEADOWS – THE NEIGHBORHOOD

The Range at Wildhorse Meadows is the only single family homesite neighborhood within Wildhorse Meadows. These 41 homesites are tucked into the east corner of the community with views down the valley and up the mountain. The ¼ to ½ acre lots are neatly laid out on the site with a conscious effort to include green space and buffers between homes. The varying perspectives from different parts of the site encourage variety in building orientation which will create an interesting streetscape – some homes with more back yard, some with more front yard and some with side yards. The circular, smaller scale road keeps the traffic speed down and reinforces that this is a neighborhood. At The Range, the Design Guidelines will establish the building and design parameters to ensure that the vision for Wildhorse Meadows is respected, while allowing owners to make their home their own.

2. GOAL AND OBJECTIVES

The purpose of The Range at Wildhorse Meadows Design Guidelines (the "Guidelines") is to describe the consistent, high quality architectural and landscape character of the single family homes at Wildhorse Meadows. From site design and building size to material selection and color, the Guidelines will ensure that every home contributes to The Range as a whole, while encouraging creativity and individual style.

The Wildhorse Meadows Architectural Review Committee ("WMARC") will be involved with the design of each home in order to ensure the vision is respected by all. They will work in a collaborative way with all owners to make the process as seamless and efficient as possible. Their mandate is to ensure that all owners are respecting of the Guidelines in order to help create a very special homesite neighborhood within Wildhorse Meadows

2.1 GOAL

The goal of the Guidelines is to preserve the unique image of the Steamboat area and Wildhorse Meadows while providing a unique neighborhood at The Range. The Guidelines will facilitate a comprehensive look at the development of each homesite, as well as maintain architectural consistency throughout The Range.

2.2 OBJECTIVES

The following objectives have been established to ensure a cohesive architectural theme for The Range.

- Promote harmonious site development and architectural consistency;
- Encourage the importance of Steamboat's unique ranching heritage, while allowing to incorporate today's more contemporary design style and active lifestyle;
- Outline the necessary details, features, and materials necessary to create the design language of The Range;
- Allow for architectural flexibility that results in individual interpretations of a consistent theme;
- Establish a development review process that maintains over time a consistent vision for Wildhorse Meadows and specifically, The Range.

3. GOVERNING AGREEMENTS AND POLICES

This section outlines agreements and policies that affect design parameter of The Range. These policies were implemented by various agencies to protect the natural environment both physically and aesthetically.

3.1 WILDHORSE MEADOWS DEVELOPMENT PLAN ("DP")

The Wildhorse Meadows Development Plan ("DP") was approved by the City of Steamboat Springs City Council on July 25, 2006. The DP establishes land uses and densities permitted within Wildhorse Meadows, and development standards and conditions that must be adhered to by Owners within Wildhorse Meadows. It also specifies improvements that may be made and conditions that must be fulfilled in conjunction with the development of Wildhorse Meadows.

3.2 CITY OF STEAMBOAT SPRINGS

The City of Steamboat Springs has adopted development policies within various documents to ensure for harmonious construction and a quality living environment. The Community Development Code ("CDC") establishes regulations relative to site development. The CDC will apply to all development regulations where the DP designation does not.

3.3 INTERNATIONAL BUILDING CODE ("IBC")

The Routt County Building Department administers the International Building Code ("IBC") and issues the required permits for construction. All Owners are required to get approval from the Routt County Building Department as well as the WMARC. Owners are required to have approval from the WMARC prior to Routt County approval.

4. LANDSCAPE AND SITE DESIGN STANDARDS

This section establishes guidelines and standards for all of the site work and landscaping related to the development of each homesite.

The goal of the landscape and site design standards is to ensure the natural integration of the home to the site and surroundings on The Range.

4.1 LANDSCAPE STANDARDS

All landscape designs shall be prepared by a landscape architect and plans will be of a quality acceptable to the WMARC. The WMARC reserves the right to reject plans that are deemed unreadable or do not allow for a clear translation of the proposed finish landscape. The intent of these standards is to direct the Owner toward water conserving xeric landscape indicative of the native landscape and plant material of the Yampa Valley. The goal of these standards is to reinforce the integration of homes and related improvements with the natural setting. In order to achieve this goal, all landscape improvements should blend with the approved landscape theme of Wildhorse Meadows. Landscape design that emphasizes property lines is discouraged with the goal being a final seamless landscape from home to home. Within this framework, landscaping can be used to frame and protect views, screen service areas, define outdoor spaces, enhance existing vegetation, restore disturbed areas and add visual interest, texture, and variety to the home. The majority of landscape material introduced to the Meadow should be native landscape material that will require little in the way of long-term permanent irrigation.

4.1.1 LANDSCAPE MATERIALS

Plant materials should be planted in an irregular, informal pattern. Planting materials in straight lines or arbitrarily uniform spacing is not permitted and cannot obstruct vehicular sightlines.

To the extent feasible, the design of homes and improvements should preserve as much existing vegetation as possible. Re-seeding of disturbed areas along the public Right of Way, driveways and other areas visible from common areas must be done with the Wildhorse Meadows seed mix, as found in the Appendix of this document. This mix is also acceptable for re-seeding

around buildings. The Wildhorse Meadows seed mix was specifically designed to integrate the vegetation of the meadows and the drylands.

Plant materials used in areas around the home that are visible from adjoining homes and roadways shall conform to the approved list of plant materials found in the Appendix of these Guidelines. These lists are limited to plants indigenous to the surrounding area. A wider range of plant materials not included on the list in the Appendix may be used in locations immediately adjacent to the home that are not visible from adjoining homes and roadways, subject to approval of the WMARC. On the streetscape portion of the property, a more formal, manicured lawn with irrigation is suggested. A suggested lawn seed mix of grasses that are drought tolerant, and use much less water than bluegrass to stay green are provided in the Appendix. The use of fescue grasses for manicured lawns is recommended rather than water use-intensive grasses such as Kentucky bluegrass.

4.1.2 PLANT SIZES AND TYPES

New trees and shrubs should include a variety of sizes and species. Deciduous plants being without leaf a good portion of our season increases the importance of evergreen trees and shrubs being an integral part of the mountain landscape. In order to blend buildings with the landscape, larger specimen trees should be used in areas close to the home. Minimum plant sizes are as follows.

Deciduous Shade Trees - 2 1/2" (trunk) minimum

Deciduous Ornamental Trees – 2 1/2" (trunk) minimum

Evergreen trees - 50% 6' height, 40% 8' height, 10% 10' height

Shrubs - 5 gallon minimum

Perennials – 1 gal.

Groundcover – 4" pot minimum

4.1.3 MULCHES

Landscape mulching is an important aspect of water conservation and sustainability of plants. The use of shredded cedar mulch, bark mulch or approved equal is encouraged. Chipped mulch from local tree removal contractors is not allowed due to the heightened opportunity to introduce attached diseases. Large areas of gravel mulches are discouraged.

4.1.4 FENCING

No fencing shall be allowed.

4.1.5 SIGNS

No address signs shall be allowed along street frontage. All units must have number signs located somewhere on the main structure of the residence.

4.1.6 IRRIGATION SYSTEMS

Permanent underground automatic irrigation systems will be a requirement on all homes. In order to minimize the use of water the introduction of manicured lawns will be kept to a minimum. Plant material shall receive drip irrigation using the newest drip technology. Lawn areas shall be irrigated with pop up spray or gear driven sprinkler heads. Backflow prevention devices located within the mechanical portion of the home are a requirement.

4.1.7 WATER FEATURES

No water features shall be allowed.

4.1.8 LANDSCAPE LIGHTING

Lighting may only be used in areas of outdoor pedestrian traffic. Landscape lighting shall be installed so its direct source is not visible from neighboring properties or where it may produce glare to outside pedestrian or vehicular traffic. Light fixtures should utilize frosted rather than clear glass and have a maximum 25-watt per fixture light. Uplighting of trees, landscape, and building is prohibited. Any proposed lighting will be included as part of landscape plan submittal. Seasonal lighting during holiday seasons is acceptable and encouraged. Owners should make provision for the use of these type lights during the design phase to eliminate the need to use above ground extension cords.

4.1.9 HARDSCAPE MATERIAL

Terraces, verandas, patios, porches, courtyards and similar outdoor spaces shall be an integral element of the project design. Outdoor spaces on sloping portions of the lot should include terracing to minimize the need for retaining walls or excessive site grading. Materials used for patios, courtyards, and on-grade decks shall be consistent with materials used on the main residence. A wide variety of flagstone, unit paver's and colored/patterned concretes are available and the use of standard non-colored concrete is discouraged for these uses. Landscape boulders are a desirable landscape feature but must be 1/2 to 2/3 buried to provide natural appearance.

4.1.10 ARTWORK

While not specifically excluded, any artwork will be located close to the home and not be directly visible from adjacent home sites or roadways. All artwork displayed outside the residence requires review and approval by the WMARC.

4.1.11 EROSION CONTROL

Techniques for erosion control during and after the construction of the project will be shown on the landscape plan and shall comply with Routt County Guide to Water Quality and Erosion Control. The major concerns that need to be addressed will be the reduction of erosion potential and control of transported sediments. Methods of erosion control include seeding, mulching, use of erosion control logs and silt fencing, blankets and nettings.

4.1.12 MAINTENANCE

All installed landscapes shall be maintained to industry standard. While not mandating the use of a professional landscape maintenance service, WMARC requires that landscapes be kept free of noxious weeds, trees and plants are fertilized and pruned and that lawn areas are well maintained.

4.2 SITE DESIGN STANDARDS

The process of building integration has been considered during the subdivision design and layout and is shown in concept on the Lot Plans. Each ¼ to ½ acre lot has been designed to maximize the site attributes, such as views and building separation in order to minimize the potential impact to the existing surrounding, while creating a cohesive overall neighborhood plan.

4.2.1 BUILDING LOCATION

The size, shape, and location of each home are critical when providing a diverse and unique neighborhood. Building forms should be tailored to the physical character of the lot. It is not intended that the building Owner design the structure to completely fill the building envelope.

4.2.2 BUILDING ENVELOPE

The building envelope is the area in which a building can be placed on the homesite. Building envelopes have been defined and are indicated on the Lot Plans.

Site setbacks, conditions and easements contribute to the building envelope areas. Front setbacks are 20' for principal structures and 25' for garages. The side setbacks are 5'. The rear setback is 15'. Building envelopes have also taken into account all easements and site conditions. Encroachments outside of the building envelope are prohibited.

The DP also establishes the maximum allowable square footage of the structure. All single-family homes may not exceed 3,600 square feet, including garage area. Gross floor area is as defined by the CDC.

4.2.3 GRADING

Overall site grading has been determined by the approved Overlot Grading Plan for Wildhorse Meadows and will be provided by the developer. Each homesite will need to be in conformance with the approved Overlot Grading Plan. Minor grading changes may be approved by the WMARC and the City of Steamboat Springs.

If grading changes are proposed to an individual lot, the following considerations must be taken and approved by the WMARC:

- Site grading should be limited to the minimum amount necessary to facilitate the integration of a home, driveway and related improvements with the site.

- Grading should be a combination of cuts and fills designed as an extension of existing topography on the site and retaining walls as may be necessary.
- Site grading of lots 1-8 and 10-14 will be completed by the developer and the boulder retaining wall will be completed at this stage of grading. These lots will not be flat and the opportunity to integrate the structure into the created topography will exist.
- Foundations will be stepped into the hillside where applicable.
- All disturbed slopes shall be re-graded to blend into the natural site conditions and shall be re-vegetated with indigenous plant materials described in Appendix A.
- Site grading outside of the building envelope or the limit of clearing is only permitted for the installation, maintenance, repair, replacement of utilities, driveways, and drainage, and shall and shall be completed only with prior approval from the WMARC.

4.2.4 DRAINAGE

Overall site drainage has been determined by the approved Overlot Grading Plan for Wildhorse Meadows and will be provided by the developer. Each homesite will need to be in conformance with the approved Overlot Grading Plan. Minor drainage changes may be permitted to each homesite, subject to the approval of the WMARC.

If drainage changes are proposed to an individual lot, the following considerations must be taken and approved by the WMARC:

- In order to integrate drainage improvements with the natural landscape, headwalls, culverts, and similar drainage structures must be avoided as often as design will allow.
- New drainage ways should be designed to appear like a natural drainage.
- New drainage may not be discharged onto an adjacent lot.

Natural drainage courses should be protected during construction and, to the extent feasible, natural drainage courses should be maintained. New drainage ways must appear integrated to the natural landscape and blend with new landscaping.

4.2.5 RETAINING WALLS AND LANDSCAPE WALLS

Retaining walls may be required on each homesite in order to maintain the existing site topography. The following requirements must be adhered to when constructing retaining walls:

- Retaining and landscape walls should be designed as an extension of the home or as an extension of the natural landscape. The top and ends of walls should be designed to blend with natural contours to visually tie the wall to the surrounding land forms.

- Walls are to be constructed with natural boulders or concrete walls with stone veneer. Other retaining wall materials will be at the discretion of the WMARC.
- Walls should generally not exceed four (4') feet in height. At the discretion of the WMARC and City Planning Dept., walls in excess of four (4') feet are prohibited unless stepped or terraced with a three foot landscape bench to separate the two 4' sections.

The use of landscape walls is limited to establishing privacy around outdoor spaces, providing an edge between formal landscaped areas and natural landscape areas, and defining outdoor living spaces such as courtyards and patios. All landscape walls shall be located within the building envelope.

4.2.6 DRIVEWAYS, PARKING AREAS AND GARAGES

In all cases, driveway alignments are to minimize site grading and visual impacts. All driveway locations will be approved by the City of Steamboat Springs through the building permit process. Driveway widths and grades are also approved during this permitting process.

The design of driveways and parking areas should anticipate the need for snow removal. Driveway materials include colored concrete, brick concrete pavers or stamped concrete.

Each home shall contain a minimum of two (2) parking spaces and shall be enclosed within a garage.

Owners are encouraged to construct side loaded garages in order to minimize a "garage-scape" from the road. If garages face the street, doors should be constructed to appear as two separate garages and should be split and offset from the principal structure. Attached garages should not have a blank wall facing the street.

4.2.7 OUTDOOR LIVING SPACES

Outdoor living spaces can provide an effective transition between a home and surrounding patios. Terraces, verandas, patios, porches, courtyards, paths, walkways and other similar on-grade features should be an integral element of the design of the home and the landscape by blending with the surrounding elements.

Appropriate materials for outdoor living space shall be consistent with materials used on the residence.

4.2.8 LIGHTING

Light pollution is an ongoing issue that the residents of Steamboat Springs have tried to mitigate with voluntary and municipal regulation. Properly designed exterior lighting can have minimum adverse impact to the environment and still do its job well.

- All lighting shall be designed in such a manner that illumination is confined to the homesite and adjacent properties are protected from the direct glare of the fixture.
- Outdoor lighting shall be the minimum necessary for safety and shall be focused downward.
- Appropriate uses of exterior lighting include low-level landscape lighting to define walkways, patios or other outdoor features immediately surrounding a home. Lighting the exterior of a building as an accent or for any other reason is prohibited.
- All light emitted from light sources on a building lot shall be directed within the building lot.
- All lighting must be in compliance with the City of Steamboat Springs Development Standards.

The WMARC approves limited lighting along a driveway if deemed necessary for safety purposes. In all cases, exterior lighting shall have indirect light sources with full cut-off fixtures. Fully shielded lights are required—this means no light emitted above the horizontal. Materials used for light fixtures should have a dull patina such as cast bronze or other similar anodized metal. Care should be taken that each light fixture is positioned carefully. Avoid fixtures that cause glare. Strive instead for uniformity of illumination, avoiding hot spots. Be especially careful not to intrude on your neighbor with light from your home.

5. ARCHITECTURAL DESIGN STANDARDS

The following section has been provided to ensure a consistent theme and blend of historic “ranching” and modern architectural elements and materials. Building size, materials, and orientation contribute to the overall theme of this residential subdivision and the following design guidelines will assist the Owner when determining the proper concepts for the home.

5.1 BUILDING HEIGHT AND MASS

Building height and massing shall be designed in relationship to the characteristics of each lot and in all cases buildings shall be designed with a low-profile understated appearance. All of the structures should appear to be modest and consistent in forms of height and scale.

Average Plate Height – 35'

Overall Height – 40'

For height definition, please refer to the CDC.

Method of calculating building height is intended to encourage buildings with foundations and roof lines that step with existing contours. Stepping buildings with contours will help buildings blend with their surroundings and also encourage building massing that is composed of clusters of smaller building forms.

Building scale should be reinforced by varied building heights, off-sets in building elevations, well proportioned fenestration, decks and balconies, dormers and architectural detailing. Large structures and continuous unbroken vertical and horizontal building planes should be avoided.

5.2 BUILDING MATERIALS

The design, materials, and color of exterior walls should relate to the natural colors and textures of the site materials should be chosen for their functional honesty and their ability to age gracefully.

Building materials should be varied and incorporate new and reclaimed materials where applicable to the design. The literal interpretation of old structures will be discouraged in order to achieve a more interesting design language throughout the neighborhood.

STONE: Historically, stone forms the visual base, the foundation from which all else springs. Stone forms an important visual cue and can be a powerful tool in the integration of building with landscape.

HEAVY TIMBER: Heavy timber structure is one of the strongest images of rocky mountain architecture. It reinforces the spirit of traditional western barn and ranching out buildings.

METAL: Metal components will make a visual impact that will introduce the contemporary expression of historic building structure like ranches and barns. Visual prominence, size and finish should be considered when incorporating into the design.

GLASS: If used thoughtfully, there is no other material with as much potential to project the ideas of technology and energy in the design.

CONCRETE: Exposed concrete has been typically unacceptable and has been looked as an unfinished material. Concrete can be very artistic and have a finished look. Concrete's monolithic appearance allows concrete to work well as a base material, accent wall or Chimney. With the discretion of the WMARC, exposed concrete is allowed as long as it is finished in a manner that reinforces the design theme of the project and development.

5.3 BUILDING COMPONENTS

The building form is comprised of four major elements, the base, walls, structural elements and the roofs. The following section outlines general parameters for each of these four elements.

Base: In order to visually tie a building to its site, the use of stone around the entire base of all buildings is strongly encouraged. Stone should be used on the front, or street side of all buildings.

- Primary stone materials include, but are not limited to, stone indigenous to the site or an indigenous source.

- Cultured stone or synthetic stone materials are not allowed.
- River rock is prohibited.
- Creative applications of complementary stone include lintels, band courses, and wall caps integrated with the primary stone material are encouraged.

When stone is not used around the entire base of a building, foundation wall material shall gracefully transition from stone to other materials.

Other permitted base materials are concrete, anodized metals or other similar materials subject to the approval of the WMARC.

- If concrete, metal or other acceptable materials are used for a base material it should feel and appear structural and should have a visual significance and should be proud of wall above with proper cap or slope for shedding water.
- Exposed concrete can be used as a base or accent as long as it ties into the overall design theme and has an appropriate finished appearance. Either by staining, control joints or creative forming.
- Metal use must form a strong base as well as tie into the Landscape.

Wall Materials: As a major structural element of a building, the type and composition of exterior wall materials should convey an authentic expression of structural integrity. Stone should be applied to reflect the structural massing of the building and the natural forces of gravity should be considered in the placement and composition of all wall materials.

Allowable wood materials include shingles, beveled or tongue and groove board siding, logs, board-on-board or board and batten siding. Western red cedar, white cedar, cypress, mahogany, teak, redwood, pine, or spruce may be used as siding material.

Naturally weathering non-reflective metals such as; Copper, corten steel, or terne metal may be used for wall materials. Owners may be required to treat metal siding materials in order to accelerate the natural weathering process, if at the discretion of the WMARC, the natural weathering process has not adequately dulled the finish on the roof within three months after installation.

Creative use of multiple wall materials can lend visual interest to a building. Too many materials can create a complex appearance which allows buildings to compete with and visually overpower their surroundings. Buildings which, in the opinion of the WMARC, utilize too many different materials, or create visually overpowering architectural statements, will not be permitted.

Prohibited Wall Materials:

- Imitation Stone
- River Rock
- Plastic and Painted Metal
- Stucco
- Composite Siding

Structural Elements: Structural elements used as accents and supportive elements include stone, wood and steel. The image of columns and brackets used as structural elements is one of the strongest images of mountain and ranching architecture.

Timber elements can be combined with stone as a base, steel can be incorporated to add detail and a modern interpretation of historical connections

Roof: The roof of a building should be perceived as an integral and primary part of the building. Creative interpretations of forms, materials and connections are recommended.

- Skylights are prohibited.
- Solar collectors shall be installed flush to the roof. Roof design should include the best pitch within the permitted range to achieve appropriate solar exposure.
- Snow diverters or snow retainers shall be designed as an integral part of the roofscape.

Approval of roof design and materials by the WMARC shall be based upon the visual impact of the roof on the homesite and neighboring homesites, dwellings, roads and open space. In order to ensure visual coherence throughout, all roofs should be comprised of relatively simple forms and should utilize similar materials and colors that integrate the building with the site and surrounding area.

Simple, uninterrupted roof forms are consistent with design style and shall be used. However, large continuous roof planes should be broken up by the use of smaller, segmented roof forms consistent with the additive form of the home, or a composition of primary and secondary roof forms. Creative interpretations of historical roof forms are encouraged. Primary roofs should be generally 8:12 to 12:12 with secondary roofs and dormers of varied pitches.

Appropriate materials for primary and secondary roof forms include cedar shakes, 40-year architectural fiberglass reinforced asphalt shingles and non-reflective, naturally weathering metal such as copper, corten steel or terne metal. Owners may be required to treat metal roof materials in order to accelerate the natural weathering process, if at the discretion of the WMARC, the natural weathering process has not adequately dulled the finish on the roof within three months after installation.

Copper, corten steel, or terne metal may be used for vents, flues or other rooftop devices or features. When materials other than those listed above are used, rooftop features shall be consolidated and enclosed in a manner consistent with the design of the home, or painted to blend with the color of the roof.

5.4 EXTERIOR FEATURES

Architectural features such as doors, canopies, and windows create opportunities are encouraged. The more these features can be designed to portray a sense of shelter and security from a harsh mountain environment, the more expressive they will be of the theme.

In addition to the larger building elements, features can also include visually prominent structural elements and patterns, windows, eaves, railings, chimneys, lights and many more. For example, when viewed from outside, windows provide an important sense of human occupation and life. They are, therefore much more than large pieces of glass stuck into a blank wall and should be expressed as such.

Primary Entrances and Porches: The placement of the main entrance is vitally the single most important aspect of the evolution of a building plan. The main entrance must be placed correctly and massed to be clearly visible. A person approaching a building needs to see the main entrance clearly.

- The entrance should be placed where it should be seen clearly and obviously from the main avenues of approach.

Porches create a highly visible and well defined entrance, and also contribute to the neighborhood's richness, warmth, scale and texture. Porches are a symbol of entry, a place of community and welcome and are important transitions space between the street or driveway and the front door. The inclusion of entry porches is encouraged as an important part of the design of new home.

Windows and Doors: Windows and doors present an opportunity to add interest and individual character to buildings. They also introduce openings and relief to exterior walls and in doing so reinforces building scale. Openings should be located to optimize view opportunities and be designed in proportion to the overall structure and form of the residence. The use of timber or stone for lintels and sills is encouraged.

The use of true divided light windows is encouraged. When larger "view" windows are used, true divided light windows shall be incorporated into the window design.

The use of colored, reflective or mirrored glass is not permitted.

Window and door trim should be selected in relation to other building materials and used to reinforce design theme. The colors used on window casing, window trim, and door trim provide an opportunity to add interest and individual expression to a building.

Exterior doors, especially main entry doors, should be designed with attention to detail in order to create an individual identity for the building. Richly detailed, use of color and timeless material doors are characteristic of The Range design style. Doors should be made of wood, glass, or metal.

Hardware for exterior doors and windows, including hinges, latches, handles, and pulls should be designed with artistic expression and constructed of materials such as wrought iron, stainless steel, bronze or copper.

Chimneys and Flues: Chimneys should be designed in proportion to the primary dwelling and reflect a simple, understated design. Chimneys shall be constructed of stone, concrete or metal. Chimneys may not be encased in wood.

Routt County wood burning regulations limit the type and number of wood burning devices permitted in a residence. A copy of these regulations may be obtained from Routt County.

Balconies and Decks: The introduction of porches, terraces, patios, courtyards and similar on-grade features as primary outdoor living spaces is encouraged. Porches and other covered outdoor spaces are an important element of The Range design style and all homes should incorporate such features into their design. Long, enclosed porches are encouraged. Refer to Section 4.2.7 Outdoor Living Spaces, for guidelines for porches, terraces, patios and outdoor spaces.

Balconies and above-grade decks should be designed as a water proof deck within the mass of the building or as a cantilevered element of the building, supported either by angled braces, by building mass below, or by substantial building elements such as stone columns or arches that visibly tie the deck to the ground. Narrow posts or columns shall not be used as supports for balconies and above-grade decks.

The underside of balconies and above-grade decks shall be treated to be compatible with the building. Consideration should be given to protect balconies and above-grade decks from the shedding of snow from overhead roofs.

Balcony railings offer an opportunity to express individual character within the context of the design theme, however they should be compatible with the overall building design. Railings designed with artistic expression and constructed of materials such as wood, wrought iron, stainless steel, or a combination of these materials is encouraged.

5.4 DETAILS

Architectural details are an important element of the design style and also add individuality and creative expression to a home. In all cases, the origin and interpretation of architectural details should be consistent throughout a home. Detailing can express ranch rusticity, cutting edge technology or the two can be integrated.

All buildings shall include some expression of the structure of the roof. Alternatives for expressing roof structure may include exposed rafter tails and exposed beams at overhanging gable ends.

5.5 COLOR

Exterior colors shall harmonize with the landscape of Colorado and surrounding buildings.

- All exterior surfaces to be finished in paint or stain shall be finished in colors that are natural or historic in color. Subtle colors which complement the natural environment of Steamboat Springs shall be utilized. All exterior colors shall be clearly indicated on the sample boards.
- Bright or dramatic accent colors may be used to highlight building features (such as doors) in a subtle way. The accent color shall complement the primary facade

color. All accent colors shall be clearly indicated on the sample boards. Proposed surfaces to be the accent color(s) shall be clearly indicated on the sample boards or in the architectural plans.

- Color boards and samples clearly illustrating all colors (true to color) and all proposed uses of all colors shall be submitted by the Owner for approval by WMARC.

6. DESIGN REVIEW COMMITTEE

6.1 DUTIES AND POWERS

Refer to the Declaration of Architectural Covenants, Conditions and Restrictions for Wildhorse Meadows

6.2 OPERATING PROCEDURES

The WMARC shall select its own president and vice president from among its members. The president, or in his absence the vice-president, shall be the presiding officer of the WMARC meetings. A majority of members shall constitute a quorum for the approval of all business. The affirmative vote of a majority of the members of the WMARC will constitute the action of the committee. In the absence of a quorum, WMARC meetings shall be adjourned to a determined date.

6.3 DESIGN REVIEW FEES, CONSTRUCTION AND LANDSCAPE DEPOSITS

Design review fees have been established by the WMARC to absorb the cost of administering the Guidelines. These fees are \$5,000.00 for any home and/or improvements and are to be submitted in full prior to the Sketch Plan Review.

For changes or modifications to the exterior of a building, such as a change in stain color or the addition of a deck, a review fee of \$1,000.00 shall be charged.

6.3.1 CONSTRUCTION COMPLIANCE DEPOSIT

In order to ensure compliance with all construction regulations, a \$20,000.00 Construction Compliance Deposit shall be made by the Owner to the WMARC prior to initiating construction. Said deposit must be made payable to the Wildhorse Meadows Master Association, Inc. and submitted prior to start of construction. A letter of credit in a form acceptable to the WMARC is also acceptable.

If the Committee determines that any of the improvements indicated on final approved plans are not constructed in accordance with approved plans, or if construction practices are in violation of the Construction Management Plan, the WMARC may withdraw from the deposit enough funds necessary to complete the unfinished improvements or correct any violations. The WMARC may withdraw such funds upon determining that the improvements have not been completed as indicated on approved plans. The WMARC does not require approval of the owner prior to use of the funds. The Construction Compliance Deposit does not eliminate the WMARC from taking further action permitted by the Declaration of Covenants, Conditions and Restrictions for the Wildhorse Meadows.

Any remaining portion of the amount of the Construction Compliance Deposit will be returned to the owner following the issuance of a Certificate of Compliance by the WMARC.

6.3.2 LANDSCAPE COMPLIANCE DEPOSIT

In addition, to assure the completion of approved landscape and re-vegetation plans, a \$5,000 Landscape Compliance Deposit shall be submitted prior to start of construction. This deposit shall be made payable to the Wildhorse Meadows Master Association, Inc.

If the WMARC determines that any of the landscape improvements indicated on approved plans are not installed in compliance with approved plans and specifications, the WMARC may withdraw from the deposit such funds as may be necessary to complete the unfinished improvements. The Landscape Improvement Deposit does not preclude the WMARC from taking further action as permitted by the Declaration of Covenants, Conditions and Restrictions for Wildhorse Meadows to ensure project compliance with these Guidelines.

Any remaining portion of the Landscape Compliance Deposit shall be returned to the Owner one year after the issuance of the Certificate of Compliance by the WMARC, provided all landscape materials have survived and are deemed by the WMARC to be in good condition. In the event landscape materials have died or are deemed to be in poor condition, the WMARC shall notify the Owner and said materials shall be replaced by the Owner. In the event the Owner does not replace said materials, the WMARC shall be entitled to utilize the deposited amount to replace said materials.

Finally, additional escrowed funds in an amount sufficient to guarantee completion of proposed landscaping and other site work may be required if a Certificate of Compliance is requested prior to the completion of landscaping and site improvements. All fees and deposits shall be payable to the Wildhorse Meadows Master Association, Inc.

6.4 DESIGN CONSULTANTS

The WMARC is authorized to retain the services of one or more consulting architects, landscape architects or land planning consultants to advise and assist the WMARC in performing design review functions. Such consultants may be retained to assist the WMARC on a single project, on a number of projects or on a continuing basis. In the event the WMARC retains design consulting services for a specific development proposal, the costs of such design services shall be borne by the applicant.

6.5 AMENDMENT OF DESIGN GUIDELINES

The Guidelines may be amended from time to time by majority vote of the WMARC. All such additions, revisions or other amendments shall be appended to and made part of Guidelines and shall, therefore, have the same force and effect. Each Owner is responsible for obtaining the most current copy of the Guidelines from the WMARC.

6.6 ENFORCEMENT

The WMARC shall have primary responsibility for the enforcement of the Guidelines set forth herein.

7. DESIGN REVIEW PROCESS

7.1 GOVERNING REGULATIONS

All site development and improvements constructed within The Range shall conform to the Guidelines and all other applicable local, county, state and federal governing codes, regulations and restrictions.

It is the responsibility of the Owner and their design team to become familiar with all regulations and requirements applicable to development within The Range and to secure copies of the most up-to-date versions of all regulations. Owners should consult the City of Steamboat Springs for additional information regarding the City's development review and approval process.

All improvements reviewed and approved by the WMARC relate only to architectural style, exterior appearances, landscaping and other aesthetic considerations. The WMARC is not responsible for engineering design or for compliance with the City of Steamboat Springs zoning or Routt County building regulations. Neither the WMARC, nor the Wildhorse Meadows Master Association assumes any responsibility or liability for any defect in any structure or improvement constructed from approved plans or specifications.

7.2 DESIGN REVIEW AND CONSTRUCTION PROCESS

There are four major steps in the design review and construction process:

- Step One: Pre-Design Meeting
- Step Two: Sketch Plan Review
- Step Three: Final Plan Review
- Step Four: Inspections and Certificate of Compliance

The design review process includes three key checkpoints between schematic design and final design to ensure that as design progress, they are consistent with the Guidelines. Owners and/or their design team who adhere to the principles and guidelines outlined in the Guidelines can anticipate a smooth and timely review of their proposals.

Owners and/or their design team should contact the WMARC for the location and time of all WMARC meetings. All applications will be considered by the WMARC within 30 days after the submittal of a complete application. Owners and/or their representative shall attend all meetings with the WMARC to present their proposal.

Step One: Pre-Design Meeting

The first step in the design review and construction process is for the Owner and/or their design team to request a Pre-Design Meeting with the WMARC. The purpose of this meeting is to discuss the Guidelines and the Owner's development objectives. It is

strongly recommended that the Owner's design team attend this meeting, and that this meeting be held prior to initiating any formal design work.

The Pre-Design Meeting will address the following issues:

- Walking tour of the site;
- Property boundaries and home location;
- Utilities and easements, including shared driveways;
- Architectural design style;
- Site and landscape design guidelines;
- Site specific characteristics and design opportunities;
- Preliminary design concepts;
- Review and approval process;
- Design review fees and deposits;
- Other relevant design considerations and regulations.

There are no formal submittal requirements for the pre-design meeting.

Step Two: Sketch Plan Review

The first formal meeting with the WMARC is the Sketch Plan Review of the proposed residence. The purpose of this meeting is for the Owner to present schematic designs of the proposed home. A topographic survey, conceptual site plan and informal sketches of the proposal (one of which should be a perspective of the residence) are required for this meeting. A general idea of the type of materials to be used on the residence should also be provided by the Owner.

Prior to the Sketch Plan Review meeting, proposed building and improvements shall be staked in the field in order to provide the WARC with a clear indication of where improvements are proposed on the site. Staking shall indicate the location of all corners of the property, an outline of the proposed building footprint, the driveway centerline, and other site improvements such as on-grade decks and patios.

Two (2) copies of the following materials shall be submitted a minimum of 10 days prior to the WMARC meeting. All architectural plans shall be completed by a licensed architect. Site plans shall be completed by either a licensed architect or registered engineer.

- Site Plan - indicating lot boundaries, all proposed buildings, structures and improvements, elevations of roof ridges and eave lines, driveway (including grades), parking areas, existing and proposed grading and drainage.
- Floor Plans - indicating all interior spaces and the total square footage of enclosed space for each floor level.
- Exterior Elevations - in sufficient detail to indicate the architectural character of the residence, fenestration, lighting, existing and proposed grades, and building height. Elevations should also include a description of exterior materials and colors.
- Massing Model- a massing model showing building form, mass, major fenestration, porches and exterior spaces and integration into the site.
- Roof Plan - indicating proposed roof pitch, materials and elevations of major ridge lines and all eave lines.

- Site/Building Sections - indicating building walls, floors and roofs relative to the site, including existing and proposed grades such as patios, decks, driveways and other landscape features.
- Landscape Plan - indicating all existing landscape materials to remain, the location and size of all proposed landscape materials, other proposed improvements such as patios and decks, walkways, retaining walls, landscape walls, lighting, and both temporary and permanent measures for slope stabilization and erosion control.
- Design Review Fee – Payment in full of the \$5,000.00 design review fee is required at this time.

The WMARC will take formal action on a Sketch Plan Review submittal by voting to approve, approve with conditions, deny or table the application. Applications that receive approval or approval with conditions may move on to Step Three: Final Plan Review.

Step Three: Final Plan Review

Step Three is the last formal meeting with the WMARC. A comprehensive submittal including final design drawings and a Construction Management Plan is required for Final Plan Review. In the event significant changes have been made to the site plan following Sketch Plan Review, revised site staking shall be required.

Upon approval of the Sketch Plan, two (2) copies of the following materials shall be submitted a minimum of 30 days prior to the WMARC meeting. All architectural plans shall be completed by a licensed architect, site and grading plans shall be completed by either a licensed architect or registered engineer.

- Topographic Survey - of the lot and immediate areas around the home and driveway access prepared by a licensed surveyor indicating site contours at 2' intervals, easements, and significant natural features such as rock outcroppings, drainage courses, and existing trees 6" caliper or greater.
- Site Plan - indicating lot boundaries, all proposed buildings, elevations of roof ridges and eave lines, structures and improvements, driveway (including grades), parking areas, existing and proposed grading and drainage.
- Floor Plans - dimensioned plans indicating room names and sizes, the location of doors and windows, the location of mechanical and electrical systems, and total square footage of the residence by floor level.
- Roof Plan - indicating roofing materials, roof pitch, overhangs, gutter and downspout locations, roof projections and penetrations such as mechanical exhaust vents and chimneys and elevations of all ridge and eave lines.
- Exterior Elevations - indicating exterior appearance of all elevations including materials and colors, fenestration, textures and finishes, architectural details, shadow patterns, lighting (including cut sheets), building height and finished grade.
- Building Sections - indicating building walls, floors and roofs relative to the site, including existing and proposed grades such as patios, decks, driveways and other landscape features.
- Perspective Color or Computer Rendering - architectural rendering from pedestrian level representing the primary public exposure of the building showing fenestration,

exterior materials, colors, textures and shadows, exterior character and detailing, and surrounding vegetation and landscape features.

- Details - descriptions and drawings in sufficient detail to demonstrate the architectural character of the building, exposed structural connections, material interfaces, lighting details.
- Exterior Finish - samples indicating type, color and texture of all exterior materials as shown on a color and material board.
- Specifications - written specifications and/or cut sheets for the following items: exterior wall materials, windows and exterior doors, exterior trim materials, wall and roof flashing, fireplace and flue caps, and exterior lighting fixtures.
- Landscape Plan - indicating all existing landscape materials to remain and all existing landscape materials to be removed, a planting plan with proposed plant materials identified by common and botanical names and size, the type, location and coverage of irrigation system, the location and size of all other proposed landscape materials such as retaining walls, patios and decks, walkways, walls and fences, lighting, and specifications for seeded areas including seed mix, mulch and fertilizer type, and application method and schedule.
- Erosion Control and Re-vegetation Plan - indicating the means and time schedule by which the prevention of soil erosion will be addressed during and after construction, re-vegetation of cut and fill slopes, methods of controlling surface water, siltation control devices, vehicular access points, and location of soil storage areas and stabilization measures.
- Proposed Construction Schedule and Construction Management Plan -providing approximate time schedule of start-up and completion dates for construction, utility hook-up, and completion of landscaping and anticipated occupancy date. The Construction Management Plan shall identify a Limits of Disruption Zone, an area within which all construction activities will be limited. In addition to the Limits of Disruption Zone, this plan shall indicate the location of access drives and parking, temporary structures/trailers, chemical toilet, dumpsters, material lay-down and staging areas, and the construction sign. The Construction Management Plan shall also indicate all mitigating measures for protecting natural features of the site during construction.

The WMARC will take formal action on a Final Plan Review submittal by voting to approve, approve with conditions, deny or table the application. If an application is tabled or denied, the Owner may submit a revised Final Plan Review application. In either case, the WMARC will provide the Owner with a written statement within two weeks of the Final Plan Review meeting describing the WMARC's actions and if applicable, a list of issues that should be addressed during the next step in the design process.

In the event the WMARC tables a Final Plan Review submittal, the Owner may revise their plans and re-submit a Final Plan Review application to the WMARC. No additional fee shall be required for this re-submittal. If the Final Plan Review is tabled after a second review by the WMARC, the applicant may revise their plans and re-submit a Final Plan Review application, provided however, that an additional \$250 Design Review Fee shall be required.

Step Four: Inspections and Certificate of Compliance

Step Four in the design review and construction process requires three stages of inspections. Owners agree to allow the WMARC or its representative site access to inspect all work in progress at any time during construction, and when required, to give notice to the Owner of non-compliance. Notwithstanding the above, absence of such inspections or notification during the construction period shall not imply approval of the work in progress or compliance with the Guidelines. Owner and/or the Owner's general contractor is responsible for scheduling inspections and receiving written approvals from the WMARC at three critical stages, one just prior to construction and two during construction:

- Site Inspection - Scheduled prior to the start of grading and excavation, the purpose of this inspection is for the WMARC to review with the general contractor the location of buildings and other improvements, cut and fill areas, and the Construction Management Plan. All construction fencing and other protective measures shall be in place prior to the Site Inspection. The Homestead corners and all proposed improvements shall be staked by a licensed surveyor prior to this inspection.
- Framing Inspection - This inspection is scheduled to coincide with the enclosure of all exterior and roof systems. The purpose of this inspection is to ensure that the location and overall form of the residence is consistent with approved plans and that all construction impact mitigation has been implemented. The WMARC shall approve the framing inspection for projects in conformance with approved plans. In the event the project is not in conformance.

8. CONSTRUCTION PROCEDURES**8.1 INTRODUCTION**

Owners and/or their contractors and sub-contractors will take extra care to ensure the public health, welfare and safety are considered during all stages of construction. Because of the design of the subdivision, it is critical that every homesite within The Range is developed with the minimum amount of construction activity and disturbance as possible.

All construction will meet all Federal, State, and local development regulation. No disturbance to any homesite is allowed without a Building Permit issued through the local issuing agency.

8.2 PRE-CONSTRUCTION CONFERENCE

Prior to any homesite disturbance, the Owner and/or Owner's Representative or Contractor shall meet with the WMARC to discuss and review the construction schedule, procedures, and requirements regarding the homesite development. A Construction Site Management Plan consistent with the City of Steamboat Springs requirements is to be provided at this time. The plan should include:

- Limits of site disturbance;
- Material and equipment storage areas;
- Limits of excavation;

- Erosion Control;
- Building footprint;
- Access;
- Toilet location;
- Dumpster location;
- Parking areas;
- All construction signage.

8.3 NUISANCE CONTROL

The construction process will create a variety of nuisances that will impact the homesite as well as the surrounding homesites. Dust, mud, noise, odors, storage, and overall cleanliness of the site are all examples of potential nuisances. The contractor must be prepared to mitigate any potential impacts of the development relative to nuisances. The WMARC can require temporary or permanent solutions to any concern related to construction nuisance.

8.4 EROSION CONTROL

In mountainous regions, weather will play a large role in the construction process. Rain and snow can disrupt construction and will also create impacts relative to storm water and erosion control. All disturbed areas of a site must be re-vegetated and stabilized in accordance with all Federal, State, and local requirements. All erosion control methods must be consistent with today's industry standard.

8.5 PROPERTY PROTECTION

All construction activities must be located within said Owner's homesite. Contractors and sub-contractors may not store materials on adjacent properties and all disturbance must take place within said Owners property boundaries. If a contractor must cross boundaries, a written letter of permission from the adjacent homesite owner must be provided to the WMARC. Any disturbance of common areas or adjacent lots will be repaired to the satisfaction of the WMARC.

8.6 CLEANLINESS

All construction must be done in a clean and orderly manner. All trash and debris must be removed from the site immediately or stored within a proper trash receptacle. Construction dumpsters must not be allowed to be overfilled and must be emptied as necessary.

8.7 ACCESS AND PARKING

Access will be determined by the City of Steamboat Springs. Construction parking will be approved by the WMARC through the required Construction Site Management Plan. Construction vehicles, contractor vehicles, and/or heavy equipment will not be allowed to be parked in any area except as identified in the Construction Management Plan. No vehicles will be allowed to park on adjacent homesites, common area or open space areas. The WMARC will remove vehicles if parked in areas that are not designated.

8.8 FIELD STAKING

All lot corners, building envelopes, building footprints, and driveway corridors must be field staked by a Colorado Licensed Surveyor. All field staking must be in the ground one week prior to the pre-construction conference.

8.9 CONSTRUCTION HOURS

Construction will be allowed to take place during times consistent with the City of Steamboat Springs Municipal Code and the Routt County Building Department.

8.10 SANITATION AND CONSTRUCTION TRAILERS

There shall be a minimum of one temporary sanitation facility on site at all times. The facility should be hidden when possible. No construction trailers or temporary structures are allowed on site.

8.11 CONTRACTORS

All contractors and sub-contractors must be licensed and insured in accordance with all local, State, and Federal requirements.

9. CONTACT INFORMATION

WMARC Liaison

James D. Somerville
Homestead Associates of the Rockies
3001 S. Lincoln Avenue
Steamboat Springs, CO 80487
Phone 970-871-9992
Cell 970-846-6099
Fax 970-879-7777

Gas

Atmos Energy
P.O. Box 771240
Steamboat Springs, CO 80487
888-442-1313

Telephone

Qwest
1-800-244-1111

Electricity

Yampa Valley Electric Association
P.O. Box 771218
Steamboat Springs, CO 80477
970-879-1160

Water and Sewer

Mt. Werner Water and Sanitation
P.O. Box 880339
Steamboat Springs, CO 80488
970-879-2424

Cable Television

Comcast
970-879-7970

APPENDIX
RECOMMENDED LANDSCAPE MATERIALS

TABLE 1: Seed Mixes

Table 1 provides a list of seed mixes for re-vegetation of disturbed areas. Mix A will provide a low maintenance turfgrass lawn assuming no high traffic areas. Mix B will provide a native appearance non-irrigated grass consisting of plants in hayfields of the Yampa Valley.

Seed Mix A:

Low Maintenance Turf Mix
Application Rate 3-5lbs per 1000 sq.ft.

Hard Fescue	20%
Chewings Fescue	20%
Creeping Red Fescue	20%
Kentucky Bluegrass	15%
Perennial Ryegrass Low Grow	15%
Kentucky Bluegrass – Parkland	10%

Seed Mix B:

Hayfield Mix
Application Rate 1-3lbs per 1000 sq.ft.

Perennial Ryegrass	30%
Timothy, Climax	1%
Hard Fescue	30%
Smooth Brome, Manchar	39%

TABLE 2: Approved Plant Materials

Table 2 provides a list of plants suitable for use in landscaping around homes. All these plants are natives to western Colorado and naturally occur in a variety of communities from sagebrush to the alpine life zones. Thus, many of the high elevation plants will require supplemental water for peak performance.

Plants not listed within the list may be acceptable to the WMARC upon plan review. The diversity in life form, size, shape, foliage, flower color, and flowering periods should be adequate for the most discerning gardener. The ground cover listing includes plants appropriate for rock gardens.

Scientific Name

Evergreen Trees

Picea pungens
Pinus contorta
Pinus flexilis
Pinus ponderosa

Common Name

Colorado blue spruce
 Lodgepole pine
 Limber pine
 Ponderosa pine

Deciduous Trees

Fraxinus pennsylvanica 'Patmore'
Populus tremuloides
Populus angustifolia
Quercus gambelii
Malus Sp.

Patmore Ash
 Quaking Aspen
 Narrowleaf cottonwood
 Gambels oak
 Crab

Deciduous Shrubs

Amelanchier utahensis
Artemisia cana
Artemisia ludoviciana
Artemisia nova
Ceanothus fendleri
Ceanothus velutinus
Cornus stolonifera
Ephedra viridis
Grayia spinosa
Jamesia americana
Lonicera involucrata
Pachystima myrsinites
Potentilla fruticosa
Prunus americana
Prunus virginiana
Rhus parviflora
Rhus glabra
Rhus trilobata
Ribes aureum
Ribes cereum
Sambucus racemosa
Shepherdia argentea
Shepherdia canadensis
Symphoricarpos albus

Utah serviceberry
 Silver sagebrush
 Prairie sage
 Black sage
 Fendler ceanothus
 Snowbrush ceanothus
 Redosier dogwood
 Green Mormon tea
 Spiny hopsage
 Waxflower
 Bush honeysuckle
 Mountain lover
 Shrubby cinquefoil
 American plum
 Chokecherry
 Thimbleberry
 Smooth sumac
 Skunkbrush sumac
 Golden currant
 Wax currant
 Red elderberry
 Silver buffaloberry
 Russet buffaloberry
 Common snowberry

Evergreen Shrubs

Artemisia cana
Artemisia nova
Juniperus sp.

Silver sagebrush
 Black sage
 Juniper

Ground Cover (For use in rock gardens, or other ornamental plantings.)

Antennaria parvifolia

Dwarf pussywillows

<i>Antennaria rosea</i>	Pussytoes
<i>Arenaria obtusiloba</i>	Sandwort
<i>Arctostaphylos uva-ursa</i>	Kinninnik
<i>Atriplex corrugata</i>	Mat saltbrush
<i>Draba oligosperma</i>	Few-seeded drab
<i>Phlox condensata</i>	Phlox
<i>Phlox multiflora</i>	Phlox
<i>Sedum lanceolatum</i>	Stonecrop
<i>Silene acaulis</i>	Moss campion
<i>Telesonix jamesii</i>	Telesonix
<i>Townsendia rothrockii</i>	Rothrock's townsend

Perennial Wildflowers

<i>Androsace septentrionalis</i> <i>var. puberulenta</i>	Rock jasmine
<i>Aquilegia coerulea</i>	Colorado blue columbine
<i>Aquilegia elegantula</i>	Red columbine
<i>Aquilegia formosa</i>	Western columbine
<i>Arnica cordifolia</i>	Heartleaf arnica
<i>Asclepias tuberosa</i>	Butterfly aster
<i>Aster chilensis</i>	Pacific aster
<i>Aster coloradoensis</i>	Colorado aster
<i>Aster engelmannii</i>	Engelmann aster
<i>Aster glaucodes</i>	Blue leaf aster
<i>Aster novae-angliae</i>	New England aster
<i>Campanula rotundifolia</i>	Harebell
<i>Castilleja sulphurea</i>	Sulpher paintbrush
<i>Cleome serrulata</i>	Beeplant
<i>Coreopsis lanceolata</i>	Coreopsis
<i>Dodecatheon pulchellum</i>	Shooting star
<i>Echinacea purpurea</i>	Purple coneflower
<i>Epilobium angustifolium</i>	Fireweed
<i>Geranium richardsonii</i>	Richarsons geranium
<i>Geranium viscosissimum</i>	Wild geranium
<i>Geum triflorum</i>	Alpine avens
<i>Hedysarum boreale</i>	Northern sweetvetch
<i>Helenium autumnale</i>	Sneezeweed
<i>Hymenoxys grandiflora</i>	Old-man-of-the-mountain
<i>Iris missouriensis</i>	Rocky mountain iris
<i>Lupinus perennis</i>	Wild lupine
<i>Monardo fistulosa</i>	Wild bergamot
<i>Oenothera biennis</i>	Yellow evening primrose
<i>Oenothera caespitosa</i>	White evening primrose
<i>Oenothera hookeri</i>	Hooker evening primrose
<i>Oenothera pallida</i>	Evening primrose
<i>Penstemon rydbergii</i>	Blue mountain penstemon
<i>Polemonium caeruleum</i>	Jacob's ladder
<i>Potentilla hippiana</i>	Silver cinquefoil

Ratibida columnifera
Rudbeckia hirta
Solidago nana
Stanleya pinnata
Thermopsis montana
Verbena stricta

Prairie coneflower
 Black-eyed susan
 Goldenrod
 Prince's plume
 Golden banner
 Purple verbena

Ferns

Athyrium filix-femina

Lady fern

Vines

Clematis occidentalis

Native clematis

Succulents

Echinocereus triglochidiatus
Opuntia polycantha
Yucca glauca

Hedgehog cactus
 Prickly pear cactus
 Spanish bayonet