STEAMBOAT AIRPORT INDUSTRIAL PARK

ARCHITECTURAL GUIDELINES

Effective Date: _____

DRAFT 4/13/2026

PURPOSE

Steamboat Airport Industrial Park Owners Association, Inc., a Colorado nonprofit corporation ("Association"), in accordance with the Declaration of Covenants, Conditions and Restrictions for Steamboat Airport Industrial Park ("Declaration") does hereby adopt the following as rules, regulations, policies, guidelines or protocols respecting the Project, Lots and Common Elements therein and all property owned or controlled by the Association. Capitalized terms are defined in the Declaration and such definitions shall be applicable in these Rules and Regulations.

The purpose of these Architectural Guidelines is to:

- Establish and maintain high standards of design, construction, and operation throughout the Subdivision;
- Protect and enhance property values for the benefit of all Lot Owners;
- Create a cohesive, attractive industrial park environment compatible with adjacent airport operations;
- Promote safety, efficiency, and orderly development of industrial, commercial, and mixed-use activities;
- Provide a clear, predictable process for obtaining architectural and operational approvals.

ARTICLE I — ARCHITECTURAL REVIEW COMMITTEE

Section 1.1 — Establishment

There is hereby established the Architectural Review Committee ("ARC") for Steamboat Airport Industrial Park. The ARC has authority over all Structures, exterior modifications, and uses governed by these Architectural Guidelines.

Section 1.2 — Composition

The ARC shall consist of three (3) members appointed as follows:

- During the Declarant Control Period, all three members shall be appointed and may be removed and replaced by the Declarant in its sole discretion.
- After the Declarant Control Period, members shall be elected by majority vote of Lot Owners at an annual meeting, with each Lot having one (1) vote. Members shall serve two (2) year staggered terms.
- At least one (1) member must have professional experience in architecture, engineering, or construction. The Declarant or Lot Owners may engage licensed design professionals as ARC advisors, or as a full member of the ARC.

Section 1.3 — ARC Procedures

The ARC shall adopt written procedures for conducting its business, including rules for scheduling meetings, providing notice, holding hearings, and recording decisions. ARC decisions require a majority vote of all members. The ARC shall maintain a record of all applications, approvals, denials, and correspondence for a minimum of ten (10) years.

Section 1.4 — Scope of ARC Jurisdiction

ARC approval is required before commencing construction, installation, or modification of:

- All buildings and accessory structures;
- All fences, walls, gates, and barriers of any type or height;
- Permanent and temporary outdoor storage areas and screening enclosures;
- Paving, grading, and site improvements exceeding 500 square feet;
- Signage (except temporary leasing and construction signs);
- Landscaping plans for Lots exceeding one (1) acre;
- Building exterior modifications (color, material, window/door additions);
- New mechanical equipment installations, or modifications to existing equipment which either increases the amount of, or size of equipment that is visible from adjacent streets or Lots. The specific purposes of this provision are related to the screening of and should not be interpreted as a means of restricting, limiting or approving the uses of such equipment so long as it conforms to the Association Declarations and Architectural Guidelines; and
- Lighting plans for exterior fixtures.

Section 1.5 — ARC Application Process

STEP 1 — PRE-APPLICATION CONSULTATION (RECOMMENDED)

Prior to formal submission, applicants are encouraged to schedule a pre-application meeting with the ARC or its designee to discuss the proposed project, identify potential issues, and receive informal guidance. No fee is required for a pre-application meeting lasting 1 hour or less.

STEP 2 — SUBMISSION OF APPLICATION

A complete ARC Application Package must be submitted to the ARC or its representative by mail or electronic submission. The package must include:

#	Required Document	Format / Notes
1	Completed ARC Application Form (Exhibit B)	Signed by Lot Owner
2	Site Plan (to scale, not less than 1"=20') containing approximate location of proposed utility lines, appurtenances and easements, driveways, parking areas and structures.	PDF and 24"×36" paper for all drawings listed below
3	Building Floor Plans: 1/8” = 1’	All levels: north arrow, basic dimensions, square footage, graphic scale, annotate uses
4	Exterior Elevations (all sides): 1/8” = 1’	Show materials & colors, doors, windows and all other openings, existing and finished grades, roof lines and pitch, eave height and highest point on roof
5	Materials & Color Schedule	Samples or Pantone/RAL references

6	Landscape Plan (if applicable): 1/8” = 1’	Show species, irrigation, location
7	Grading/Drainage Plan: 1” = 20’	Show all site improvements & drainage
8	Fence/Wall Plan and Details: 1” = 20’	Required if any fencing proposed
9	Outdoor Storage Plan	Required if outdoor storage proposed
10	Exterior Lighting Plan	Show fixture types and cut sheets, heights, foot-candles. Prepared by licensed electrical engineer
11	Signage Plan (if applicable)	Show location, dimensions, colors, and design
12	Application Fee	See current fee schedule (Exhibit C)

STEP 3 — COMPLETENESS REVIEW

Within ten (10) business days of receipt, the ARC shall review the application for completeness and notify the applicant in writing whether the application is complete or identify any missing items. An incomplete application shall not be processed until all required materials are received. The review clock begins upon submittal of a complete application.

STEP 4 — ARC REVIEW AND DECISION

Upon submittal of a complete application, the ARC shall review the application and issue a written decision within thirty (30) calendar days. The ARC may:

1. Approve the application as submitted.
2. Approve the application subject to specified conditions, modifications, or additional submittals.
3. Request additional information, in which case the review period is tolled until the information is received.
4. Deny the application, with written statement of reasons.

Failure of the ARC to act within thirty (30) calendar days of a complete application (as extended for any request for information) shall be deemed approval of the application as submitted.

STEP 5 — APPEAL

An applicant may appeal a denial or conditional approval within fifteen (15) calendar days of the decision by filing a written appeal with the ARC stating the basis for the appeal. The ARC shall hold a hearing within twenty (20) calendar days of the appeal and issue a final decision within ten (10) business days after the hearing.

STEP 6 — COMMENCEMENT AND COMPLETION

Approved construction must commence within twelve (12) months and be substantially completed within twenty-four (24) months of the approval date, or the approval expires. Extensions may be granted by the ARC upon written request showing good cause.

Section 1.6 — Expedited Review

Individual applications limited to (a) fencing only, (b) exterior repainting, (c) flagpole(s), or (d) installation of new or modification of mechanical equipment may qualify for Expedited Review by the ARC. Expedited Reviews will be completed within fifteen (15) calendar days following notice that all required materials have been received by the ARC or its representative and receipt of the applicable fee for the items being reviewed and the Expedited Review Fee.

Section 1.7 — ARC Limitation of Liability

The ARC's review and approval of any application is solely for compliance with this Design Guideline's aesthetic and land-use standards. ARC approval does not constitute a representation that the Improvement complies with any building code, zoning regulation, structural requirement, or any other law. Lot Owners are solely responsible for obtaining all required governmental permits.

ARTICLE II — ARCHITECTURAL GUIDELINES

Section 2.1 — Design Philosophy

These Architectural Guidelines are established to promote a high-quality, durable, and cohesive industrial subdivision that supports functional industrial uses while maintaining an attractive appearance, protecting property values, and creating a well-organized development pattern. The intent is to encourage buildings and site improvements that are practical for industrial operations, visually compatible with neighboring properties, and responsive to local climate, topography, and community character.

These Guidelines are intended to:

- Establish a unified architectural and site design framework for the subdivision.
- Promote durable, low-maintenance materials suitable for industrial use.
- Encourage attractive building forms and streetscapes rather than purely utilitarian construction.
- Minimize negative visual impacts from loading, storage, service areas, refuse, and equipment.
- Provide flexibility for a range of industrial, flex, warehouse, service commercial, office-industrial, and accessory residential uses where otherwise permitted.
- Support high-quality site planning, landscaping, circulation, drainage, signage, and lighting.

Section 2.2 — Exterior Materials

Primary exterior materials shall be durable and selected from the following material categories:

- Pre-engineered metal panel systems with factory-applied paint finishes (Kynar/PVDF coating recommended);
- Architectural tilt-up or precast concrete panels;

- Masonry: brick, concrete block (split-face, ground-face, or burnished), or natural stone;
- Fiber-cement panel systems or siding (commercial-grade only);
- Insulated metal wall panels (IMP) with concealed fasteners;
- Exterior Wood: Shall be limited to high-durability wood materials specifically intended for exterior use. Such materials shall be resistant to rot, decay, insects, moisture, and weathering, and shall be factory-finished or field-finished with coatings appropriate for long-term exterior exposure. The Architectural Review Committee may require product data or samples to confirm suitability.

The following materials are prohibited on elevations visible from streets or common areas unless specifically approved as part of a high-quality design composition: Unfinished concrete block, reflective foil-faced materials, Low-grade corrugated metal siding without architectural detailing, mirrored glass, bright unfinished galvanized surfaces visible from public areas, temporary materials or visibly patchwork finishes, bare galvanized metal without applied finish; ribbed or corrugated metal siding as the primary exterior on street-facing or airport-facing elevations; vinyl siding, unfinished plywood or OSB; and T-111 or similar material.

Material changes shall occur at logical building elements such as corners, offsets, base conditions, parapet transitions, entry volumes, or structural bays. Material changes can be approved on long building elevations versus having to create a corner or offset. Arbitrary or abrupt material changes are discouraged and may be disallowed.

Building Exteriors are subject to the City Entry Corridor Overlay zone standards.

Section 2.3 — Color Palette

- Primary building colors shall be limited to subdued, natural, and earth-toned hues that complement the surrounding landscape and the overall industrial park character.
- Accent colors may be used on entries, canopies, trim, and architectural details but shall not exceed 15% of any single elevation's surface area.
- Bright, vivid, fluorescent, or highly saturated colors shall be prohibited on primary exterior surfaces. Loud colors such as red, bright orange, lemon yellow, cobalt blue, purple, neon tones, or other visually dominant finishes may be used only as minor accent elements unless part of a nationally recognized or other similarly registered brand color scheme if specifically approved by the ARC.

Section 2.4 — Roofing

- Rooflines are subject to the Entry Corridor Overlay zone standards
- Low-slope (flat) roofs are preferred for industrial and commercial buildings. Standing-seam metal roofing is acceptable on all building types.
- Rooftop mechanical equipment visible from adjacent public rights-of-way must be screened by a parapet wall or architectural screen.
- Reflective roofing materials that could create glare hazardous to aircraft or pilots are prohibited. TPO and EPDM roofing are acceptable in standard white or gray; highly reflective aluminum or mirror-finish materials are not permitted.

- Roofs shall be designed to prevent any snow or ice from falling onto a neighboring property or building.

Section 2.5 — Glazing and Transparency

- Highly reflective or mirrored glass is prohibited on all elevations where it could create glare hazardous to pilots or drivers.

Section 2.6 — Parking, Circulation and Loading Areas

- All driveways, off-street parking, maneuvering and loading areas shall be properly graded to ensure proper drainage.
- All driveways and site access into a Lot shall be constructed of asphalt or concrete.
- All off-street parking as required by Steamboat Code must be paved with asphalt or concrete or similar permanent surfacing. Gravel parking areas are not permitted for Steamboat Code-required parking spaces, except for temporary construction parking approved by the ARC.
- Any parking areas in excess of Steamboat Code-required parking spaces shall be on a durable all-weather surface. For frontal areas, hot asphalt, crushed asphalt or concrete is preferred.

Section 2.7 — Landscaping

- Frontage landscaping must meet the Steamboat Code for an Industrial Zoned lot.
- Invasive species listed by the Colorado Department of Agriculture are prohibited.
- Xeriscape design using drought-tolerant, Colorado-appropriate species is strongly encouraged and is supported by the ARC.
- Irrigation systems must comply with applicable water conservation regulations.

Section 2.8 — Signage

- All signage must comply with the Steamboat Code. A sign permit must be approved by the City pursuant to the Steamboat Code for all signs including permanent, temporary and amended or updated sign.
- Signs must not obstruct driver or pedestrian visibility.
- Building-mounted signs must meet the dimensions and other requirements set forth in the Steamboat Code and present a cohesive style with the design and color of the buildings on the Lot.
- Prohibited signs are listed in the Steamboat Code and shall be prohibited in the Project.
- Temporary construction signs (max 32 sq. ft.) are permitted during active construction and must be removed at certificate of occupancy.

Section 2.9 — Mechanical Equipment and Utilities

- All utility connections, meters, and service panels must be located on a non-street-facing wall or screened.
- Ground-mounted mechanical equipment must be screened by a masonry wall, screening fence, or dense evergreen landscaping to a height equal to or greater than the equipment.
- Generator enclosures must be constructed of materials compatible with the primary building.
- Propane and natural gas tanks exceeding 500 gallons must be located in the rear yard and buried and comply with NFPA 58 setback requirements.

- Gasoline and diesel tanks exceeding 500 gallons must be located in the rear yard, screened from view, have a secondary containment vessel complying with government regulations and comply with NFPA 58 setback requirements.

Section 2.10 — Exterior Lighting

- All exterior lighting must be full cut-off (dark sky compliant) fixtures to minimize light trespass and sky glow.
- Maximum pole height for parking lot lighting: 25 feet.
- Light levels at any Lot boundary must not exceed 0.5 foot-candles, as measured at grade at the boundary line.
- Any exterior lighting visible from the airport runway or taxiway must avoid colors (red, green, blue) that could be confused with aviation navigation lights.
- No strobe, flashing, or rotating lights are permitted on any structure or fixture, as they could be confused with aircraft beacon signals.
- Warm white LED (2700K-3000K color temperature) is preferred for building accent lighting.

Section 2.11 – Frontage and Entry Design

- In the event the primary entrance does not face the street for the main building(s), the façade of that building facing the street may require additional architectural features or screening to ensure that it blends in with the surrounding area.
- Primary entries shall be clearly identifiable through architectural treatment such as canopies, recesses, glazing, material changes, signage bands, lighting, or landscape framing.
- Where a building includes an office or customer-facing component, that component should be emphasized on the street-facing elevation.

Section 2.12 – Overhead Doors

- Overhead doors, truck docks, and loading areas shall be located to reduce their prominence from primary streets where feasible. When visible, they shall be integrated into the architecture through consistent colors, trim, recesses, screening walls, fencing, landscaping, or building massing.

Section 2.13 – Flag Pole

- One freestanding flagpole may be permitted on each Lot.
- An additional flagpole may be permitted if approved in writing by the ARC
- The flagpole shall be located in a landscaped area and placed so as not to interfere with building access, vehicular circulation, truck maneuvering, drainage, utilities, sight lines, or required setbacks.
- The flagpole shall be no more than 25 feet in height.

ARTICLE III — OUTDOOR STORAGE

Section 3.1 — General Statement

Outdoor storage is recognized as a primary or an ancillary use in an industrial park. However, unscreened or disorganized outdoor storage can create visual blight, reduce property values, and is incompatible with

a high-quality development environment. All outdoor storage on any Lot must comply with the Architectural Guidelines and the Governing Documents, as well as the Steamboat Code.

Section 3.2 — Outdoor Storage Requirements

No boat, trailer, camper, recreational vehicle, utility trailer, commercial vehicle, snowmobile trailer, machinery, landscaping equipment, construction equipment, shipping container (such as sea containers/ISO containers and any other similar described container) or similar stored vehicle or equipment shall be kept on any Lot unless such item is located within an enclosed structure or is fully screened in accordance with the Declarations and Article IV.

Stored vehicles and equipment permitted to be screened rather than enclosed shall be located only within a side yard or rear yard area approved for such use and shall not be visible from adjoining Lots or from any street to a person standing at ground level, to the extent reasonably achievable through the required screening.

All items stored outside must be stored on an all-weather surface, which includes gravel, and may not be stored on natural soil.

ARTICLE IV — FENCING, SCREENING and WALLS

Section 4.1 — General

Fences, screening and walls serve important security, safety, and sight blocking functions in an industrial park. All fencing, screening and walls require ARC approval prior to installation. Fencing must be compatible in materials and quality with the principal structures on the Lot and must comply with the Steamboat Code and other Government Regulations for zoning setback, clear vision and height regulations, as well as the specific requirements of this Article.

Section 4.2 — Fence Design

Screening shall consist of one of the following, subject to approval by the Architectural Review Committee:

- A durable solid wood fence
- A masonry, stone, stucco, or similar hardscape wall;
- Chain-link fencing fitted with an approved screening material as necessary; or another screening system approved by the ARC. Where chain-link fencing is used, it shall be fitted with a screening material consisting of knitted HDPE privacy screen fabric, vinyl-coated polyester mesh, or equivalent commercial-grade outdoor screening product approved by the Architectural Review Committee.

Any screening fabric or mesh used with chain-link fencing shall satisfy all of the following requirements:

- It shall provide a minimum of 90% privacy blockage and shall not exceed 10% transparency/open area, unless the ARC requires a higher privacy standard for a particular location (Tow/Junk yards shall require 100% blockage).
- Screening fabric shall be installed as an integrated, permanent screening system and shall not consist of tarps, temporary construction mesh, unsecured fabric panels, or improvised coverings; and it shall be limited in color to subdued, natural, and earth-toned hues that complement the surrounding landscape and the overall industrial park character.

- Bright colors, white, black fabric, blue, red, orange, silver, metallic finishes, striped materials, printed materials, logos, signage, and other highly visible or non-natural colors shall not be permitted for screening fabric or screening panels unless expressly approved for a unique circumstance by the ARC.

All fencing and screening shall be designed, installed, and maintained for suitability in an extreme mountain climate, including prolonged snow exposure, severe cold, and periodic high winds.

The height of any screening fence or wall shall be a minimum of six (6) feet high. The ARC can approve fences more than 6 feet high but the Lot Owner must receive an approved variance from the City. Where appropriate or requested, the ARC may approve Tow or Junk yard operations, however such operation will be required to seek a higher fence height or be limited in the height of stacked cars, stacked inventory, or part of a stack/pile of parts to be no higher than either 6 foot high or the under-side of any barbed wire strands at the top of the fence.

Landscaping may be used to compliment required screening, but landscaping alone shall not satisfy this Article IV unless expressly approved by the Architectural Review Committee as providing year-round opacity equivalent to the required screening. Deciduous plant material that loses screening effectiveness in winter should not be relied upon as the sole screening material.

Decorative metal fencing, masonry walls, or architecturally finished screen walls are encouraged at frontage areas.

Section 4.3 — Barbed Wire and Security Enhancements

- Up to three-strand barbed wire or razor wire on top of perimeter security fencing is permitted.
- Electrified fencing is prohibited except with written approval from the ARC and applicable governmental authorities or where required by a federally licensed facility.
- Security cameras and lighting mounted on fence posts are permitted and encouraged.

Section 4.4 — Gates

- Vehicular access gates must be designed to accommodate the width and turning radius of the largest vehicle expected to use the Lot as well as meet any requirements stipulated by the Steamboat Code or fire department requirements.
- Automated gates must comply with applicable fire department access requirements.
- Gate materials must match or be compatible with the adjacent fence materials to the extent possible.
- Decorative entry gates and pilasters at primary vehicular entries are encouraged and may be submitted for expedited review.

Section 4.5 — ARC Application for Fencing

Applications for fencing that are not part of a larger building project may use the Expedited Review process described in Section 1.6. In addition to the standard application materials, a fence application must include:

- A site plan (1”=20’) showing fence location, length, and relationship to property lines and existing structures;
- A fence elevation drawing or manufacturer's detail sheet showing height, post size, spacing & depth set, material, attachment method of screening, and color of fence and screening materials;
- Type of security wire, number of strands, and attachment details;

- For screening fences: the height of the material, equipment, vehicles or other items to be screened and the proposed finished fence height;
- Any other information as may be required by the ARC.

ARTICLE V — UTILITIES AND INFRASTRUCTURE

Section 5.1 — Utility Installations

All new utility service lines (electrical, telecommunications, gas, water, sewer) must be installed underground. No overhead utility lines shall be installed on any Lot without ARC approval, which shall be granted only when underground installation is not technically feasible.

Section 5.2 — Stormwater and Drainage

Each Lot Owner is responsible for complying with all applicable stormwater management requirements, including CDPHE stormwater discharge permits. Drainage improvements must not divert stormwater flows onto adjacent Lots. The Declarant may establish shared drainage infrastructure easements as part of the infrastructure of the Project.

Section 5.3 — Trash and Recycling

All trash enclosures must be constructed of materials compatible with the primary building or other screening installed on site, with opaque gates, and must be large enough to accommodate the volume of waste generated by the Lot's use. Trash enclosures are subject to ARC approval and should also conform to Article IV.

ARTICLE VI —AIRPORT ADJACENCY

Section 6.1 — Airport Hazard Acknowledgment and Liability Waiver

Each Lot Owner acknowledges that the Steamboat Airport Industrial Park is located adjacent to an operating general aviation airport and that aircraft overflights, noise, vibration, odors, and the risks associated with aviation operations are inherent characteristics of the location. Building near an airport requires strict adherence to FAA Regulation Part 77. The Lot Owner is encouraged to seek legal counsel to appropriately determine which part of the regulations may govern the proposed project on an Owner's Lot.

Each Lot Owner shall submit a certification signed by the Lot Owner that the proposed project on an Owner's Lot has satisfied all FAA regulations associated with such project. In addition, each Lot Owner shall be required to sign a waiver of liability for the Association with regard to satisfying any and all applicable FAA restrictions prior to approval by the ARC. A form of this liability waiver is shown in **Exhibit C**.

Section 6.2 — Avigation Easement

Each Lot is subject to any avigation easement granted recorded at Reception No. 867081 in the real property records of Routt County, Colorado. Such easement grants the right of aircraft overflight at any altitude above the applicable FAR Part 77 surface, together with any noise, vibration, or other impacts

associated with normal aircraft operations. Lot Owners shall not interfere with or contest any avigation easement of record.

ARTICLE VII — MISCELLANEOUS PROVISIONS

Section 7.1 — Notices

All notices, requests, and other communications under these Architectural Guidelines shall be in writing and shall be deemed duly given when delivered personally, sent by certified U.S. mail (return receipt requested), or sent by nationally recognized overnight courier to the address of the Lot Owner as shown in the Routt County Assessor's records, or to such other address as a party designates in writing. Email delivery is acceptable for ARC correspondence when the recipient has consented in writing to email notice.

Section 7.2 — No Third-Party Beneficiaries

These Architectural Guidelines do not create rights in any third party other than Lot Owners and the Declarant, except as expressly stated herein.

Section 7.3 — Construction of Terms

These Architectural Guidelines shall be construed under and governed by the laws of the State of Colorado. Headings are for convenience only. The singular includes the plural and vice versa.

Section 7.4 — Severability

If any provision of these Architectural Guidelines is held invalid or unenforceable, that determination shall not affect the validity or enforceability of any other provision.

Section 7.5 — Amendment

Except as otherwise provided herein, these Architectural Guidelines may be amended only by a written instrument signed by Owners of not less than sixty-six and two-thirds percent (66.67%) of the Lots. No amendment shall materially diminish the rights of the Declarant without the Declarant's written consent during the period Declarant owns any Lot.

Section 7.6 — Variance

A variance from or exception to the provisions of these Architectural Guidelines may be granted in writing by the Architectural Review Committee, so long as such variance does not violate Government Regulations. Any waiver, variance or exception granted shall apply only with respect to the specific Lot and/or transaction for which the waiver, variance or exception was requested and shall not obligate the Association to grant a similar waiver, variance or exception in any other case.

Section 7.7 — Exhibits

The following Exhibits are incorporated by reference:

- Exhibit A — ARC Application Form
- Exhibit B — ARC Fee Schedule
- Exhibit C — Liability Waiver FAA Regulations

EXHIBIT A — ARC APPLICATION FORM

Steamboat Airport Industrial Park | Architectural Review Committee

SECTION 1 — LOT AND OWNER INFORMATION	
Lot Number: _____	Street Address: _____
Owner Name: _____	Owner Entity (if applicable): _____
Mailing Address: _____	City / State / Zip: _____
Phone: _____	Email: _____
Architect / Engineer (if any): _____	Contractor (if known): _____

SECTION 2 — PROJECT DESCRIPTION

Type of Structure (check all that apply):
[ ] New Building [ ] Building Addition [ ] Exterior Renovation [ ] Fence/Wall [ ] Outdoor Storage [ ] Signage [ ] Landscaping [ ] Other: _____

Brief Project Description:
_____
_____

Estimated Project Cost: _____	Estimated Start Date: _____
Building Square Footage (if applicable): _____	Estimated Completion Date: _____

SECTION 3 — CHECKLIST OF ATTACHED DOCUMENTS

[ ] Site Plan [ ] Floor Plans [ ] Exterior Elevations [ ] Materials/Color Schedule [ ] Landscape Plan
[ ] Fence/Wall Plan [ ] Outdoor Storage Plan [ ] Lighting Plan [ ] Signage Plan [ ] FAA 7460-1 [ ] Application Fee

SECTION 4 — OWNER CERTIFICATION

I/We certify that the information provided in this application and all attached materials is true and accurate, and that the proposed Structure complies with all applicable provisions of the Declaration of Covenants, Conditions, Restrictions, and Architectural Guidelines of Steamboat Airport Industrial Park. I/We understand that ARC approval does not substitute for any governmental permit or approval.

Owner Signature: _____ Date: _____
Print Name: _____ Title: _____

FOR ARC USE ONLY
Date Received: _____ Complete: [ ] Yes [ ] No Date Complete: _____
Decision: [ ] Approved [ ] Approved with Conditions [ ] Denied Decision Date: _____
ARC Chair Signature: _____

EXHIBIT B – Fee Schedule

Steamboat Airport Industrial Park | Architectural Review Committee This Exhibit applies to all applications submitted to the Association or Architectural Review Committee for review of Structures within the Subdivision.

All fees are non-refundable unless expressly stated otherwise. The Association may also require reimbursement of third-party professional review costs as set forth below.

1. Architectural Review Fees

Application Type	Fee
Pre-Application Meeting: After First 60 minutes charge per hour	$225
Minor exterior improvement such as re-painting, exterior material change	$150
Fence, gate, screening, mechanical equipment or dumpster enclosure - each if standalone application or as one fee if these are grouped as one application.	$225
Signage (standalone)	$125
Exterior lighting (standalone)	$225
Major exterior or site modification	$500
New building, new site development, or redevelopment	$1,250
Resubmittal of materially revised application	$450
Expedited Review (if approved by Association)	$250
Reinspection or non-compliance review	$250

2. Deposits and Additional Charges

Deposit / Additional Charge	
Deposit for new building, new site development, redevelopment, or major modification.	$1,250
Construction compliance deposit (refundable)	$25,000
Excess Third-party architect, engineer, legal, or consultant review costs	At Cost

3. General Provisions

1. No application shall be deemed complete and no review shall commence until all applicable fees and deposits have been paid.
2. The Association may require reimbursement of additional third-party professional review costs, including architectural, engineering, planning, landscape architectural, and legal review costs over and above the prescribed fees shown above.
3. The construction compliance deposit shall be refundable less any amounts applied to damage, cleanup, corrective work, or other costs properly chargeable to the Owner. This can be in the form of an approved Line of Credit or Bond.
4. Payment of any fee does not obligate the Association or Committee to approve an application.
5. The Board may amend this Fee Schedule from time to time in accordance with the governing documents.

EXHIBIT C – LIABILITY WAIVER FAA REGULATIONS

To be provided.