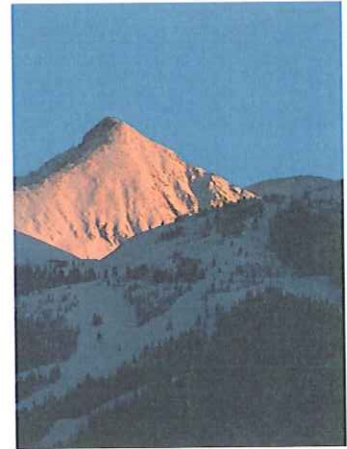




1.0 INTRODUCTION

For the past ten years, Intrawest Corporation has effectively utilized the envisioning process in the planning, design, operation and marketing of its mountain resorts. Envisioning is defined as “the articulation of a shared vision.” Envisioning looks five to ten years into the future to imagine how a project will look, feel and behave for all who experience it in the years to come. It also establishes vocabulary for a project - a common language for the many diverse teams and disciplines that must work together to bring the project to realization. It is a compass that everyone can refer to as work proceeds and as the resort grows.



The future of Copper will be directed by the vision, guiding principles, and elements of the resort master plan, and by the marketing of this vision to the world. The unified vision for Copper Mountain Resort as represented in the master plan, is crucial to success of the resort, whether it is considered as an entire resort or simply a single shop, restaurant or residence.

This envisioning process has articulated the future look, feel and experience of Copper Mountain Resort: Copper Mountain as “high alpine”, “high tech” and “high energy”. These selected phrases encapsulate the type of place that Copper will become. The vision for Copper is one of uniting mountain residences, recreation and a respect for the environment in one remarkable natural attraction. The vision also reflects a pioneering theme in honour of the land’s predecessor - Chuck Lewis.

This document outlines the nature and process for the design of The Lewis Ranch neighborhood. It will ensure that the implementation of the vital design components reflect and respect the surrounding landscape and the vision for Copper Mountain.



A design review process will provide comprehensive site plan and architectural review for The Lewis Ranch neighborhood. The purpose of this process is to:

- promote orderly and harmonious growth of the neighborhood and the resort;
- promote stability of land value, investments and general welfare;
- help prevent impairment or depreciation of land values;
- discourage undesirable appearances caused by the erection of structures, additions or alterations thereto without proper attention to siting.



In addition to promoting the vision for the neighborhood, these guidelines seek to avoid the following effects of inappropriate exterior design:

- adversely affecting the desirability of other properties within the vicinity;
- discouraging the maintenance or improvement, or both, of surrounding properties;
- compromising the stability of property values within the vicinity;
- impairing the most appropriate development of other properties within the vicinity.



The PUD calls for a variety of “building forms and styles indigenous to the Rocky Mountains.” The Design Guidelines will serve to harmonize the diverse building styles and integrate them into the alpine landscape. Through the implementation of Design Guidelines, which control the appearance of exterior features, a cohesive and aesthetically pleasing development will be created that maintains the architectural character envisioned for The Lewis Ranch. Variation from these design guidelines will be considered by the Approving Agent and the Copper Mountain Planning and Architectural Control Committee (CMPACC) if such variation is in keeping with the overall vision for Copper Mountain and The Lewis Ranch neighborhood.



These Design Guidelines are intended to protect both the interests of Copper Mountain Resort as well as those of the homeowner. Owners are encouraged to retain competent professional service for the design of their homes. After reviewing the information and following a site inspection the owner and/or the home designer should consult with the Approving Agent. This initial assessment will pinpoint any particular concerns at an early stage and help to streamline the final review and approval process. Further information on the approval process can be found in Section 6.0: Plan Review and Approval Process.

The Design Guidelines were created with the purpose of translating the vision for Copper Mountain Resort and The Lewis Ranch neighborhood into physical form and character of residential development.