

ACC BUILDING POLICIES AND GUIDELINES - DRAFT

Applications to the ARC

- All applications shall be delivered to the Association Manager either in person or by mail, email or fax
- An application is required anytime an owner wants to build a home, modify an existing home, add a garage, porch, deck, shed or fence to their property or change or build a driveway.
- An application for a new home must be accompanied by a \$250.00 fee. All other applications are free.
- All applications must have a drawing of the proposed work attached.
- The ARC reviews all applications and notifies the applicant of the decision in accordance with Article V of the Declarations.

MAXIMUM TIME TO BUILD – Proposed Jan 26, 2014 Board Meeting and published in Spring 2014 Newsletter

SPOA's maximum time to build will match that of Routt County

- A building permit has a three year time line
- If the project is not completed within the three year period, the owner must apply for another County building permit and SPOA will require that another application be submitted to the ARC
- ARC approval for the initial application will be based on the condition that building will begin within one year of a county inspection of the foundation and that the building will be substantially complete within the three (3) year period.
- Substantially complete is defined as the structure being totally enclosed, weather tight, sided with all windows installed, sewer, water and electrical services installed and in a livable condition.

ARC policies in reference to Article V of the Declarations:

- The ARC will ONLY conduct a formal approval of plans only after the plans have been first filed with the Routt County Building Department

ANCILLARY BUILDING: The Covenants allow for one ancillary building in keeping with the architecture scheme of the dwelling. "Ancillary building" shall mean any roofed structure, detached from the dwelling. No ancillary building shall be constructed unless a dwelling has previously been constructed on the lot or is being constructed contemporaneously with the dwelling. The total floor area of the ancillary building shall not exceed one-half the total floor area of the dwelling including any garage attached to the dwelling. Jan 2009

- All permanent residences are allowed to have one detached shed/greenhouse/gazebo with max square footage of 120 SF and to not exceed 12 feet in height. Said structure is subject to ACC approval but does not constitute an ancillary building. Appropriate set-backs, easements and variances apply as well." Oct 2011

DWELLING SIZE: No dwelling shall exceed 5,000 square feet of floor area, including the floor area of any attached garage. Jan 2009

HEIGHT RESTRICTIONS: Building Height shall not exceed 35 feet and shall be measured from the average finished grade of the primary four corners of the structure. A calculation of the building height shall be included in the design submittal.

DEBRIS AND TRASH REMOVAL: Owners and developers shall clean up all trash and debris on the construction site at the end of each day. All waste materials shall be removed from the site upon completion of the project, and taken to an off-site facility. Owners and developers are prohibited from dumping, burying, or burning trash anywhere in Stagecoach unless approval has been obtained from the Fire District. Any cleanup cost incurred by SPOA in enforcing these requirements will be billed to the property owner.

- The Covenant Compliance Committee will not pursue sheds, platforms and other temporary structures already in existence as of October 27, 2007. Any structure built or being built after October 27, 2007 shall be in noncompliance if not approved through the ARC Committee.

PROPERTY OWNER CUTTING OF BEETLE KILLED TREES

Note: Many property owners have taken down their beetle killed trees and removed or burned the slash generated. Some owners desire to contract to have their specific property cleared of the dead trees. In either case, the intent is to reduce the fuel load in the forest while retaining a safe and reasonably neat environment. The following rules shall be adhered to concerning the taking down of beetle killed trees.

- All downed trees will be de-limbed
- Logs may be sold or stacked in neat decks not to exceed 5 feet in height
- Slash Piles are required unless the fire district approves a limited cutting, crushing and scattering of the slash
- Slash scattering is limited to 2" diameter or less
- Slash piles must not exceed a maximum of 10'X10'X10' and must be at least 100' from any structure and 20' from roadways
- Prior to any burn, a burn permit must be attained from the fire district
- Burns are limited to approved "burn days," as designated by the fire district
- Caution must be exercised when burning

WILDFIRE MANAGEMENT

It is the responsibility on each property owner to embrace effective wildfire management techniques not only for their property but as community participants in Stagecoach. A minimum of 20 foot zones around all structures in all directions will be cleared. Debris shall be removed; grass cut low and dry vegetation removed. Stock piling of flammable materials or debris is not permitted, not is on-site burying. Vegetation management is the responsibility of all property owners, regardless of whether the lot is developed. Property owners are responsible to control the buildup of fuel on their lots

WATER AND SANITATION FACILITIES

There are three (3) types of water installations allowed within SPOA:

- Permanent hook-up to water provided by the Morrison Creek Metro Water & Sanitation Special District
- Individual well on your lot
- Alternate system approved by the Morrison Creek Metro Water & Sanitation Special District

A Porta-Potty that is regularly pumped out, may only be used during construction of a house. After construction, a permanent sewer system such as the ones mentioned above, must be installed.

VAULT AND WASTEWATER INFO

Prior to signing off on a building permit in the unserved areas of Stagecoach the Morrison Water and Sanitation Department requires the following:

-The first thing to be looked at for any proposal to build a home in the unserved areas of Stagecoach is the condition of the road. In order to build with a vault the property must be accessible year round by the pumping truck. The road must meet the minimal standard of having at least 8" of compacted road base at least 15' wide. This is the biggest obstacle in many of the Southern Subdivisions. In general the Southshore, Morningside & Horseback subdivisions meet the standard. The Fire department and county have their own standards which also must be met however.

-A site plan with 2' contours showing the location of the vault. It must be accessible and able to be pumped out in a reasonable manner.

-The vault must be concrete and a minimum of 1200 gallon capacity, maximum 2000 gs. An alarm light that goes off when 85% full is also required.

For more information on water and sewer items, please contact Morrison Creek Water and Sanitation at: <http://www.mcwater.org/>