

SJRR POA BUILDING GUIDELINES

(Approved April 03, 2007)

GOALS

The primary goal of these Guidelines is to help San Juan River Resort (SJRR) property owners build the home or structure they want, while following the SJRR Protective Covenants and the Rules and Regulations established by the SJRR Property Owners Association (POA). The POA Board has established these guidelines to clarify the application and construction process so that the Protective Covenants are followed, the applicant and adjacent property owners are content, and no future conflicts will arise. The POA Board wishes to help maintain and enhance the beauty of the area, and the property values of the SJRR.

GENERAL INFORMATION

Plan well in advance of your anticipated start date for construction, to get all necessary permits and documents required! See p.2 for a Timeline. You may contact the POA Architectural Committee (POA AC) for questions and suggestions to make the process flow as smoothly as possible.

Prior to any excavation or construction of any structure or improvements within SJRR, a building permit must be obtained from the SJRR POA Board, and when it is obtained, then application can be made to the Archuleta County Building Department (970-731-3877) for the county permit.

The San Juan River Village Metro District (SJRVM-D) must also be contacted (at least sixty (60) days) before wanting water and sewer hook-up to make application for water and sewer taps and pay any tap fees due. The SJRV-MD is also in charge of driveway access to roadways within SJRR and should be contacted regarding culverts.

Utility companies get especially busy during the summer building season, so make application for services for your project well in advance of your anticipated start. You may want electricity at your site for the builder when they are ready to start!

Soils in SJRR may have high clay content. Before designing the foundation for your project, a soils analysis should be done. This will provide the information required to design a good foundation for your project and save countless problems later.

Remember that winter can come early and last a long time at this altitude. Please begin your planning and application process as early as possible so that your building process is not slowed down by our unpredictable weather.

Building in the mountains presents unique challenges, and requires special design considerations. Feel free to get ideas and advice about building in this beautiful area from the POA Board, the

POA AC, and your friends and neighbors who live here. They may be able to help you build a more comfortable and problem free home.

TIMELINE and PERMIT PROCESS

All homes and garages require POA Board approval and a building permit prior to construction. All other building or property improvements must be reviewed by the SJRR POA AC to determine whether a permit from the POA is required. This includes any excavation (see Section 2.10), all buildings, including storage structures, fencing and decks, exterior painting and roofing (if color changes are made), and remodeling (if the exterior appearance of an existing building will be changed.)

If the POA AC determines that a permit is required, the property owner must complete an application and submit all required plans, other documents, and fees as specified in Section 3.0, prior to consideration by the POA AC. The POA AC will then review the project to determine if it meets the Protective Covenants and the Building Guidelines established by the POA Board, and make a recommendation to the POA Board.

Timeline – The POA Board of Directors meets once per month, currently on the 2nd Tuesday at 6:30 p.m. To have a decision regarding approval for a building permit, a complete application must be submitted to the AC at least 1 week prior to the Board meeting, and if it includes a variance request, then at least 2 additional weeks are required. The applicant will be notified in writing of the Board’s decision, and the applicant then has thirty (30) days to appeal should their permit request be denied.

If a variance (Section 4.0) from the Protective Covenants or Building Guidelines is requested, it is recommended that the request for variance be made before final completion of your plans. This could save a great deal of expense should the variance be denied. Building setback variances require notification of adjacent property owners including those across roadways, the river, or common areas. Consequently, a minimum of two weeks is required to accomplish this.

Archuleta County now requires that the SJRR POA Board of Directors approve building plans, and provide a letter verifying that approval, prior to the applicant submitting their plans to the Archuleta County Building Department.

Permits issued by the POA Board are valid for a period of one (1) year. Written requests for extensions may be granted by the board provided that the project is in compliance with the plans and specifications and the applicant has a legitimate reason for needing an extension.

RULES AND REGULATIONS

1.0 DEFINITIONS –

1.1 Living Area – The enclosed living area as measured from the outside surface of the outside walls. Porches, garage space, and storage areas outside the garage/ residence firewall or firefloor

are excluded. Lofts and second floor areas which have a ceiling height of less than five (5) feet are not considered as living area.

1.2 Substantially Complete – A building on which the roof is complete, all windows and doors are installed, exterior siding and trim are finished and painted or stained, a driveway is complete and the lot is cleared of materials and construction debris.

1.3 Setbacks – The minimum distance from the furthest projection of the roofline or any part of a structure, building or improvement to the closest property line.

1.4 Mountain Style Home – Referred to in Section 7, paragraph (a), in the Amended Declaration of Protective Covenants, filed 01/15/1991, as the type of home which is acceptable within SJRR. See section 2.6 below for a list of standards for a “mountain style home”.

2.0 ARCHITECTURAL STANDARDS –

2.1 General – All structures must meet the standards described in the Declaration of Amended Protective Covenants (filed 01/15/91), the Building Guidelines approved by the POA Board, and all building codes currently in use by the State of Colorado and Archuleta County.

2.2 Living Area Requirements – Each housing structure must contain a minimum of 1200 square feet. Multiple story units shall contain a minimum of 800 square feet on the ground floor. No structure shall be permitted that exceeds 5000 square feet.

2.3 Setbacks – No part of a home or structure may be placed closer than 10 feet to any side lot line or 30 feet from the front or back lot line. Minimum rear setback will be 15 feet for property adjoining the National Forest.

2.4 Maximum coverage – No building or structure shall be constructed that covers more than 55% of the total lot area.

2.5 Maximum height – No structure shall exceed 37 feet in height from finish grade level to the top of the roof on the side of the building facing a street.

2.6 Architectural Style – The Protective Covenants require that all structures be built in a mountain style. The following standards for “mountain style home” have been approved by the POA board:

2.6.1 Architectural Harmony – Homes with radically dissimilar or non-compatible designs to existing homes in the area such as geodesic domes, those constructed on pedestal supports, or designs which do not conform to the standards for a “mountain style home” as listed in this section will not be approved.

2.6.2 Foundation – Exposed concrete or steel foundation and structural supports must be finished with stucco or stone. Large expanses of foundation, such as on steep lot installations, must have design details to provide an attractive appearance.

2.6.3 Entryway – Homes must feature a prominent covered entryway with exposed beam or log accents incorporated into the porch and/or roof structure.

2.6.4 Roof – Roof designs should take into consideration where snow will fall and be piled during winter, allowing access to entryways and garages. A minimum pitch of 5 in. in 12 in. is required. The roof is required to overhang the finished exterior walls a minimum of 18" at the eaves and gable ends (measured horizontally). Some exceptions may be made on an individual basis for small roof sections (such as small dormers) where it has a better appearance with smaller overhangs.

Metal roofing in natural dark colors is recommended. Dimensional asphalt shingles in natural dark colors are acceptable. All extensions from the roof such as chimneys, flues, vents, gutters, skylights, etc. must be located and finished to complement the other elements of the exterior finish.

2.6.5 Exterior finish – Wood siding and trim details with earth tone colors are preferred. Simulated wood products are allowed, but must be finished as above for a natural appearance. Vinyl and panel type siding is not allowed. Stucco and stone veneers are acceptable, but must include timber, log or wood details. 100% stucco southwest style homes are not acceptable.

2.6.6 Colors – Earth tone colors are preferred and must be consistent on all structures located on the property.

2.6.7 Details – Structural steel and railings must have wood details and coverings. The entire structure must be finished with consistent, complimentary materials and details.

2.7 Exterior lighting – All exterior lighting must conform to the Dark Sky Ordinance as required by Archuleta County Land Use Regulations (Section 25) to minimize light spill onto adjacent properties. See County Regulations for a full description of acceptable exterior light fixtures.

2.8 Temporary housing – Trailers, mobile homes, or other temporary housing may only be used for living quarters during construction and only for a period not to exceed six (6) months. Extensions may be granted by the POA Board upon written request.

2.9 Additions and Detached Buildings – Guest homes, garages, storage or other buildings must meet all the same architectural standards, except for section 2.2. Greenhouses will be considered on a case by case basis because of their unique characteristics.

2.10 Repairs/remodeling – Interior repairs/remodeling of an existing structure do not require POA Board approval. Any repairs/remodeling affecting the exterior appearance of any structure requires a permit.

2.11 Repainting/staining – Repainting/staining does not require a permit if the color is to remain the same. If a change in exterior colors is planned, color samples must be approved by the POA AC prior to repainting. A permit fee will not be required.

2.12 Excavation – No excavation for drainage, driveways, utilities or foundations may be done without first being approved by the POA Board.

3.0 PERMIT APPLICATION PROCEDURE – All the following items must be submitted before the permit application can be acted upon. Once the application is approved and a permit has been issued, both the County and SJRR Building Permits must be posted in a prominent location at the building site.

3.1 Application Form – The application form included in this document must be completed and submitted as part of the application package.

3.2 Plan Requirements – Two complete sets of plans must be submitted. One will be retained by the POA and the other set will be returned to the applicant upon approval or denial of the permit request. Should standardized plans be used, any changes, deletions, or additions by the applicant must be clearly indicated in ink and initialed on both sets of plans. Plans must include the following:

3.2.1 – floor plans drawn to scale in $\frac{1}{4}'' = 1'$ scale, with dimensions

3.2.2 – a minimum of four (4) elevations of structure clearly indicating types of exterior finish materials and all roof pitches.

3.2.3 – samples and color charts indicating exterior color and finish material selections

3.3 Improvement Location Certificate – Two copies of an Improvement Location Certificate (ILC) must be submitted with the permit application. If improvements are located less than three (3) feet from the minimum setback requirements (including any approved setback variance) an additional ILC is required after forms are set, but before concrete is poured, to verify the location. It is the builder/owner's responsibility to get this additional survey and to contact the chair of the AC or POA Board to verify, before concrete is placed. The ILC must be prepared and stamped by a Professional Land Surveyor as defined in Colorado Statute 12-25-202.

3.4 Owner and Contractor's Agreement – The completed Owner and Contractor's agreement must be submitted along with the permit application package.

3.5 Application Fee – Payment of the application fee (as set by the POA Board), currently set at \$35.00, must accompany the application. Checks should be made payable to San Juan River Resort POA.

VARIANCES –

4.1 Variance Requests – All requests to vary from the Covenants or Building Guidelines must be made in writing and must include a reason for the request and adequate information, i.e. plats, plans, drawings etc. for the POA AC and POA Board to make a judgment regarding their merit.

4.2 Comment Period – If a building setback variance is requested, all adjacent property owners, including those across the river, roadways, and/or common areas, must be notified of the request for variance, and the pertinent information from the application will be made available for review. Comments will be taken and will weigh in the POA Board’s decision to grant or deny the variance. Variance requests will require a minimum of two weeks to allow for notification of adjacent property owners and a reasonable comment period.

4.3 Approval or Denial – Will be in writing, and a permanent record of the variance will be kept in the POA records. A variance will not be granted if it is deemed by the Board to be inconsistent with the intent and purpose of the Protective Covenants or if it is detrimental or injurious to other property owners within SJRR.

5.0 DISCLAIMER –

Existing Structures – While the Protective Covenants have remained the same, the rules and guidelines established by the SJRV Board have been amended from time to time over the years. Prior project approvals absolutely do not establish continuing precedent. Just because a structure or condition exists within the SJRR does not mean it is acceptable or that a similar structure or condition will be approved by the Board.