

# EAGLE PEAK RANCH PROPERTY OWNERS ASSOCIATION

## RULE 2016-01

The following Architectural Control Approval Requirements are established:

The Architectural Control Committee (ACC) is given the responsibility by the Property Owners Association, via the Board of Directors and the authority of the Protective Covenants, to approve building in Eagle Peak Ranch. The requirements for ACC approval are intended to ensure that all property owners adhere to the Protective Covenants. The steps in the approval process are outlined below:

**Step 1:** Contact the Fremont County Building Department (719-276-7460) or the Fremont County website, for information regarding building regulations and permits that apply to your structure. Additionally, the ACC can provide a preliminary assessment that your project complies with EPR Covenants before you undertake the expense of final construction plans. Contact the ACC for information on a preliminary review.

**Step 2:** Approval by the ACC is intended to assure that your plan is consistent with EPR Covenants prior to undertaking construction expenses. The following submissions must be in writing.

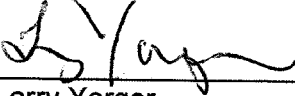
### Required ACC Submissions:

1. A plot plan showing that the location of the building site is in compliance with the set-backs specified by the Fremont County Zoning Resolution (50 feet from side and rear property lines and 75 feet from road right of way lines).  
Fences and/or gates are not considered structures. Fences and gates may be placed at side and rear property lines; however, all fence and gate placements are subject to utility easements that extend 25 feet on either side of all lot lines. Fences and gates must stay inside the Right-Of-Way line of any road within Eagle Peak Ranch.
2. For a dwelling (residence), the Building Plans that are approved for your Fremont County Building Permit. ACC use of the Building Plans is limited to validating the following requirements of the covenants: (1) The dwelling may not be less than 1000 sq. ft. (2) All homes (dwellings) must be constructed on-site and be placed on a permanent foundation.

**Step 3:** Upon receipt of the required ACC submissions, the ACC will respond within 15 days with Final Approval prior to the beginning of construction.

For more information concerning these requirements, contact the Architectural Control Committee.

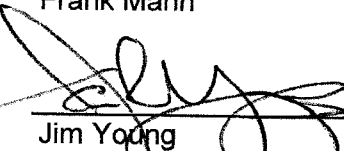
**Board of Directors Certification:** the undersigned, Board members of the Eagle Peak Ranch Property Owners Association, a Colorado nonprofit association, certify that the foregoing Rule 2016-01 was approved and adopted by the Association membership at the 2016 Annual Meeting held May 21, 2016, and in witness thereof, the undersigned have subscribed their names.

By:   
Larry Yarger

Date: 12/2/16

By:   
Frank Mann

Date: 12/2/16

By:   
Jim Young

Date: 12/2/16