

11/23/2024

EAGLE PEAK RANCH PROPERTY OWNERS ASSOCIATION

RULE 202_-01

The following Architectural Control Approval Requirements are established:

In accordance with the Eagle Peak Property Owners Association (EPRPOA) By-Laws Article II, Section 2.6.1, the Board of Directors has given the Architectural Control Committee (ACC) the responsibility to approve building in Eagle Peak Ranch. The requirements for ACC approval are intended to ensure that all property owners adhere to the Declaration of Protective Covenants, as amended.

The Board of Directors has also given the ACC the responsibility to monitor compliance with the use of Temporary Residences as defined in Article 10 of the Protective Covenants. Property owners who will be requesting approval to build are encouraged to review Article 10. Approval of a temporary residence requires a building permit for a dwelling issued by Fremont County. The Board approves requests for temporary residences. If you will be requesting the use of a temporary residence, please complete and submit the Temporary Residence Request form to the ACC. Please contact the ACC if you have any questions.

The steps in the approval process for building in Eagle Peak Ranch are outlined below. Note that Fremont County requires building permits for most structures built on residential lots. This includes primary residences, garages, and other outbuildings. Not all outbuildings, such as small sheds, require a building permit. Contact the Fremont County Building Department for verification that a building permit is required or not. Any building that requires a building permit from the county, or violates the EPRPOA building set-backs, requires approval by the EPRPOA ACC.

Step 1: Contact the Fremont County Building Department (719-276-7460) or the Fremont County website (<https://fremontco.com>), for information regarding building regulations and permits that apply to your building. Additionally, the ACC can provide a preliminary assessment that your project complies with EPRPOA Protective 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 EPRPOA 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). This can be as simple as a drawing showing plot boundaries, the location of the building, and the distances to property boundary 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 outside the rights-of-way line of any road within Eagle Peak Ranch.

2. The permit number of the building permit issued by Fremont County.

11/23/2024

- 3 The building plans that are approved by Fremont County . ACC use of the building plans is limited to validating the following requirements of the covenants: (1) If a dwelling, the dwelling may not be less than 1,000 square feet, and (2) The dwelling must be constructed on-site and be placed on a permanent foundation. Building plans will not be shared outside the ACC and will be returned to the property owner, or destroyed, after the ACC has made a decision. An alternative is that the property owner(s) request a meeting with the ACC at which time the Fremont County approved plans can be reviewed.

4. Completed form ACC-01.

Step 3: Upon receipt of the required ACC submissions, the ACC will respond within 15 days with a decision.

Any change from the original ACC approved plans that brings the total square footage of a dwelling below 1000 square feet must be resubmitted to the ACC and then approved by the Board.

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 202__ was approved and adopted by the Association membership on _____ and in witness thereof, the undersigned have subscribed their names.

By: _____ Date: _____

By: _____ Date: _____

By: _____ Date: _____

11/23/2024

**Eagle Peak Ranch Property Owners Association
Architecture Review Request
Form ACC-01**

Homeowner(s): _____

Mailing Address: _____ Lot #: _____

I/We are requesting approval from EPRPOA Architectural Control Committee (ACC) for the following building(s):

- ☐ Dwelling. Fremont County building permit number _____.
- ☐ Outbuildings, including but not limited to barns, sheds, storage buildings, and detached garages.

- ☐ I/We have attached a copy of our plot plan marking location of the building.
- ☐ I/We have reviewed the ERPPOA Declaration of Protective Covenants and affirm we will be complying with square footage requirements for a dwelling, the setback requirements for any building, and the temporary residence requirements as stated in Article 10 of the Covenants.

Homeowner(s) Signatures:

Date

Date

FOR ACC USE ONLY
Request is:

- ☐ Approved
- ☐ Denied:
 - ☐ Does not meet set-back requirements.
 - ☐ Does not meet square footage requirement for a dwelling.
 - ☐ Does not meet permanent foundation requirements for a dwelling.

Date: _____

Committee Members Approving/Denying Request:

Note: 1 copy of completed form is to be kept in ACC file. 1 copy of completed form to be returned to homeowner within 15 days of received request.