



RETREAT LANDOWNERS ASSOCIATION, INC

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Approval by the ACC is required before construction of any structure or modification to structures begins. Approval/denial by the ACC will be given within 30 days of receipt of the construction application, unless more information is needed to determine the scope of the project for approval, as specified in the covenants below. Please review the covenants, policies and bylaws regarding construction prior to completing this form.

COVENANT SECTION V

Section 5.1: Dwelling size.

The ground floor area of the main structure, exclusive of open porches, garages, carports, and basements, shall not be less than 600 square feet for a one-story dwelling, nor less than 500 square feet for a dwelling of more than one story.

Section 5.2: Architectural Control.

No building or other structure, including but not limited to dwellings, sheds, garages, out buildings, and fences, shall be erected, placed, or altered on any site until the plans and specifications and a plot plan showing the location of the structure have been approved by the Architectural Control Committee (ACC), and which plans shall show the type of exterior material, exterior design, existing structures, and location of the structure with respect to topography and finished grade elevations.

Should the ACC fail to approve or disapprove the complete plans and specifications submitted to it by the Owner of a Lot within (30) thirty days after a written request was received, then such approval shall not be required and shall be deemed to have been given; provided, however, that no building or other structure shall be erected or allowed to remain on any Lot which violates any of these covenants or restrictions as outlined.

At the same time if said plans and specifications receive approval, the builder or Owner shall proceed diligently with the building, and the same shall be completed within the time frame set forth in Section 5.6.

Section 5.3: Building Location.

No building shall be erected nearer than thirty (30) feet from the edge of established road, or so that any part of said building is closer than twenty five (25) feet to any of the other boundary lines of said premises. In case of single ownership of more than one Lot, this restriction shall apply to the parcel, as a whole consistent with Larimer County building codes. For the purpose of this covenant, eaves, steps, and open porches shall be considered as part of the building.

Section 5.4: Exceptions to Setback Restrictions.

Terraces, walls, fences, low platforms or steps, swimming pools, and similar low, unroofed and unscreened construction may be erected, outside the setback lines, provided that such construction shall not interfere with the exposure or view or reasonable privacy of adjoining or facing properties and shall be in compliance with the prevailing zoning regulations. No structure, wall, fence, or hedge over five (5) feet in height shall be constructed or permitted upon any Lot within twenty five (25) feet of any boundary line there of which extends along any street or other public way, except that this restriction shall not apply to any portion of said dwelling house, the location of which shall be governed by the provisions of section 5.3 above.

Section 5.5: Temporary Residence.

No structure of a temporary character, trailer, basement, tent, or accessory building shall be used on any Lot as a residence, temporarily or permanently; provided however, said structures may be used during the construction phase of the permanent dwelling, and for short periods for vacation camping and vacation use, not to exceed sixty (60) days in any calendar year.

Section 5.6: Time of Construction.

Once construction has been initiated on any structure, including walls, fences, residences, ancillary buildings, or any other structure, construction shall be completed as specified in the Larimer County building permit (as required).

Section 5.7: Easements.

Easements for installation and maintenance of utilities, drainage facilities, roadways, bridle paths, hiking trails, and such other proposed purposes incident to the development of the property are reserved as shown on the recorded plat. Such easements will be kept open and readily accessible for service and maintenance of utility and drainage facilities.

Section 5.8: Nuisances.

Nothing shall be done or permitted on any Lot which may become an annoyance or nuisance to the neighborhood. No noxious or offensive activities or commercial business or trade shall be carried on upon any Lot, except that home occupation of professional persons shall be permitted.

Section 5.9: Refuse and Rubbish.

Rubbish, garbage, or other waste shall be kept and disposed of in a sanitary manner. Containers or other equipment for the storage or disposal of such refuse shall be kept in a clean, sanitary condition. All garbage containers, oil tanks, and bottle gas tanks must be underground or placed in fenced-in areas so that they shall not be visible from nearby properties or from public streets. No trash or junk shall be permitted to remain exposed upon the premises and visible from public roads or nearby premises. Any container that is permanently located outside must be bear proof.

Section 5.10: Clearing of Trees.

Written approval shall be obtained from the ACC to cut down any trees on any Lot except those that are diseased or located within thirty (30) foot defensible space, or which are located on that portion of a parcel of land which will be occupied by a dwelling which has been approved prior by the ACC.

Section 5.11: Resubdivision.

No further subdivision of any Lot as shown on the plat shall be permitted except on the prior approval of the Board of Directors.

Section 5.12: Water.

All water, wells, and sewage disposal systems placed upon any Lot shall comply with the requirements of the State of Colorado Health Department and the Health Department of Larimer County, Colorado.

Section 5.13: Private Automobiles.

No inoperative or unregistered private automobiles shall remain on any Lot for more than thirty (30) days unless stored or parked in a carport, garage, or an enclosed building.

Section 5.14: Roads.

All roads within the subdivision shall be considered as private roads for the private use of the owners of the Lots comprising the subdivision and for the use of the U.S. Government, its subdivisions, departments, and agencies, and such roads are not public dedicated roads except where otherwise indicated as public roads on the Plat. The maintenance of all roads not maintained by Larimer County, including the Streamside Drive from County Road 43 to the Retreat Entrance, shall be the responsibility of the Association.

Section 5.15: Driveways and Access Roads.

No driveway or access road shall be constructed unless an approved culvert of a minimum size of twelve (12) inches shall first be installed by the Owners of Lot, at their expense, unless said driveway or access road is below the level of the road surface.

Section 5.16: Animals and Livestock.

No animals, livestock, or poultry shall be kept on any Lot, except that dogs, cats, and other household pets, and not more than two (2) horses, alpacas, llamas, mules or donkeys per acre, if confirmed thereon by fence or other restraint, may be kept thereon provided that they are not kept, bred, or maintained for commercial purposes.

Section 5.17: Use of Common Area.

There shall be no obstruction of any Common Area, nor shall anything be kept or stored on any part of any Common Area without the prior written approval of the Board of Directors. Nothing shall be altered on, constructed in, or removed from any Common Area without the prior written approval of the Board of Directors.

ACC Policy Notes and Guidelines:

- Prospective builders should contact the ACC before submission of an application to fully understand the requirements.
- If you are required to file for a variance based on Larimer County requirements, please send a copy of your variance request to the ACC when you file your ACC application. Larimer County cannot grant a variance from the covenants of the Retreat. If your county-approved variance conflicts with the Retreat covenants, a separate request for a variance must be submitted to the RLA Board for approval, which variance approval must be obtained prior to any construction.
- Propane tanks must be buried or concealed by fences so that they are not seen from adjacent lots or the roadways. The local fire department recommends only 3 sides be fenced and that no roof be built.

Exterior Building Specifics:

- **Exterior Color (including roofs):** The ACC will consider exterior finish, color, and setting of a structure in the approval process. The structure should blend into the surroundings as much as possible, a lighter color for open lands, and a darker color for wooded areas. All natural wood shades and earth tones are recommended, while brown, green, and gray shades may be permitted on a case-by-case basis. Bright or fluorescent colors such as pink, bright yellow, orange, red, blue, white and silver will not be approved.
- **Type of Siding:** Wood, stone, and glass is acceptable. Any metal or concrete surfaces must be finished to blend in with the cabin and the surroundings.
- **Repainting or Refinishing:** The above criteria shall also apply when repainting an existing structure or otherwise doing work which may change an existing structure's appearance. Any changes in exterior colors must be submitted in writing to the ACC and be approved by the ACC before painting commences.

RETREAT LANDOWNERS ASSOCIATION INC.

ACC APPLICATION

- ___ APPLICATION FOR NEW CONSTRUCTION
___ APPLICATION FOR CHANGE TO EXISTING BUILDING
___ APPLICATION /NOTIFICATION OF LAND USE CHANGE

Owner(s) _____
Address _____
Telephone _____

Contractor _____
Address _____
Telephone _____

What are your proposed plans for your Lot? _____

NEW CONSTRUCTION

STRUCTURE(S): Please give details of the proposed construction, including:

Lot No. _____ Filing _____ Street address _____

A. Area of main floor: _____ sq ft. Total area under roof: _____ sq ft.

B. Type and color of roofing: _____

C. Type and color of exterior siding: _____

D. Type and size of septic system: _____ County approved? _____

E. Water supply: _____ If well, depth _____ and flow rate _____ Cistern _____

F. Type of heating: _____ (If propane is source, tank must be concealed).

G. If a driveway is required to be constructed, please submit separate application. If driveway exists, describe drainage onto RLA roads, length of culvert installed and condition.

H. Is any tree removal necessary? _____ (Indicate on site plans.)

Is Larimer County requiring any tree removal? _____

I. Will you or a contractor do the construction? _____ Start Date: _____

Please also furnish at minimum a floor exterior view drawings, and dimensioned site plan; blueprints will be returned to members.

CHANGE TO EXISTING STRUCTURES

A. What will be changed? (New roof, paint exterior, etc) _____

B. Will exterior dimensions be changed? (enlarging deck) _____

Please furnish new setback dimensions on a plot plan.

C. When is it estimated that this work be completed? _____

CHANGE TO LAND USE

A. What is being proposed? (Decorative fence, dog run, gazebo, etc) _____

B. Who will do this work and estimated completion date? _____

REHABILITATION

A. Please describe work that will be done by member and by contractor after project finished, including reseeding around cabin or driveway, complete removal of construction material, felled trees, selective planting of new trees, etc. _____

POTENTIAL PROBLEMS

A. Do you anticipate unusual problems with this work? Describe them. _____

B. Do you have a problem with a covenant requirement? Describe it. _____

We agree to advise the ACC of any major changes made during construction to the above statements, and we agree to complete the cabin exterior or other construction within one year of the starting date. In the event that construction is not finished within one year, we agree to notify the ACC in writing and request an extension.

RETREAT ROAD PRESERVATION

We further agree that if a vehicle or heavy equipment (Cat, bulldozer, etc) is to be driven on Retreat roads or private driveways, excluding Dunraven Glade Road, there will be a pre-work meeting with a road committee member to verify the existing road conditions, and that a deposit in the amount of \$1,000 shall be supplied by the member or contractor prior to approval of this application by the ACC.

The RLA treasurer will hold the check until work is completed and the heavy machinery has left the Retreat, and RLA inspection and approval has occurred. Any contractor repairs shall be completed within 15 days of exiting the Retreat. The RLA road chairperson will consult with core road crew members and give approval that the repair(s) meet RLA standards. If the repair(s) is not satisfactory, the Retreat road crew will do the repair work at a rate of \$100 per hour plus materials to be deducted from the \$1000 deposit.

Member'(s) Signature _____ Date _____

RETURN THIS APPLICATION VIA MAIL OR EMAIL TO:

Retreat ACC, PO BOX 160, GLEN HAVEN CO 80532 | RetreatBoard@gmail.com

ACC USE ONLY:

RECEIVED _____ PENDING _____ APPROVED _____