

BUILDING INFORMATION AND EXTERIOR IMPROVEMENTS

All owners wanting to build on or improve their property need to be familiar with Article V of the Declaration of Covenants, Conditions and Restrictions. A link to Article V can be found here on the same page. A full copy of the Association's covenants can be found on the Association's website www.stage-coach.com under Documents under the Home tab.

Article V references the Architectural Control Committee (ACC) and building requirements including minimal square footage (1000 square feet), easements, temporary residences, and landscaping. Article V of the covenant document also outlines the Association's specific rules and restrictions concerning nuisances, allowable pets and animals, refuse and rubbish and exterior maintenance of an owner's property. As outlined in Article V, prior to the commencement of any construction or exterior improvement on an owner's property, the plans and specifications for such work and improvements must be reviewed and approved by the Association's ACC. This approval is in addition to approvals and permits an owner may need from Routt County, Morrison Creek Metropolitan Water and Sanitation District, and Oak Creek Fire Protection District. In addition, owners may require approvals from neighborhood specific associations. Please note that a neighborhood association approval does not replace the required approval from the SPOA ACC and vice versa.

If you are considering building a home on your property, there are many details that need to be researched. The design and build of your home may be one of the last items on the list of requirements. In order to even get a building permit, the Oak Creek Fire Chief (970) 736-8104 must sign off on the road to your property which must meet certain construction requirements to allow for emergency access. Unless you are on the current water and sewer infrastructure you will need to have a well and a vault system for wastewater. If you have consolidated lots acres through the county process and your lot is 5+ acres in size, with SPOA's acceptance, you may apply for an on-site wastewater treatment system (i.e., septic) permit. For all water and sanitation questions you will want to speak with Morrison Creek Metropolitan Water and Sanitation District (970) 736-8250.

Process for ACC Review and Approval

- 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.
- All applications shall be delivered to the Association Manager by email or can be delivered in person at Steamboat Association Management at 675 Snapdragon Way Suite 100 in Steamboat Springs.
- All applications must have a drawing of the proposed work attached.
- An application for a new home must be accompanied by a \$250.00 fee. All other applications are free.
- Applications may be submitted formally or informally. A formal application requires the ACC to approve or disapprove the submittal within thirty days as per the Covenants. A Formal application requires that the plans submitted to the ACC are substantially the same plans as those submitted to the building department.
- An Informal agreement is another option which allows for discussion between the ACC and the applicant in order to achieve a plan that can be submitted to the Routt County Building department that is acceptable to the ACC. As it is not a formal application, the 30 day requirement is waived with the end result being an approved plan that can be submitted to the County for approval. This option serves well for projects or houses that are a bit out of the ordinary or if the owner would like to work with the ACC to come up with the best result through discussion.

In order to use your lot to the full potential as regulated by the governing documents, knowing the building limits is very important. Essentially each lot is allowed a residence, a shed up to 120 square feet and an ancillary building. Building restrictions outlined in Article V include:

- A dwelling must have a minimum calculated square footage of 1000 SF with a maximum of 5000 SF of floor area.
- All permanent residences are allowed to have one detached shed/greenhouse/gazeebo with max square footage of 120 SF and not to 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.
- 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.
- When designing a home consider attaching the garage so that it is still possible to have the other two buildings in the future if you so desire.

ADDITIONAL INFORMATION

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.

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, nor 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