

## **BUILDING INFORMATION AND EXTERIOR IMPROVEMENTS**

As the economy has improved the amount of applications for new houses and house improvements has increased significantly in the past year. Since January of 2016 there have been 11 new house applications, 5 shed applications, 3 fence applications and 4 remodeling applications as well as many more inquiries on the procedures to build or enhance an owner's lot.

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](http://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

### **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.

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.

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.

If you have any questions or are not sure if you need to apply to the ACC for a project, please feel free to contact the Association Manager, Bryan Ayer at [bayer@steamboatassociations.com](mailto:bayer@steamboatassociations.com).