

POLICY AND PROCEDURES FOR REVIEW OF BUILDING PLANS

PURPOSE: To facilitate the efficient operation of the Association by establishing a standard procedure for the review of building plans for a proposed dwelling.

AUTHORITY: The Declaration of Protective Covenants

DISCUSSION: The Declaration of Protective Covenants for the STB POA specifies certain requirements for any dwelling that is to be constructed on the ranch. All property owners on South T-Bar signed an agreement to abide by these covenants when they purchased their parcels and owners should expect these covenants to be enforced.

It is the responsibility of the Board of Directors to enforce these covenants. It is not the Board's intent to restrict an Owner's right to build on his or her property. However, all Owners have a vested interest in maintaining a minimum construction standard on the ranch to protect property values.

The covenants are not extensive and Owners are encouraged to review them before beginning a construction project. The main points relating to development -- and the only issues the Board will be concerned with -- are as follows:

1. All dwelling construction plans must be approved by the Board before construction begins.
2. The minimum size of a dwelling must be at least one thousand (1,000) square feet.
3. Mobile homes are not permitted.
4. Manufactured homes must conform to the Uniform Building Code and Fremont County Guidelines (Sec. 1.5.94).
5. A dwelling must be on a permanent footing and foundation.
6. No structure may be erected within seventy-five (75) feet of the right-of-way of any road within the property, nor within fifty (50) feet of any side or rear line of any parcel.
7. No structure will be allowed that will become a nuisance or unreasonable annoyance to neighbors.
8. All applicable county and state regulations must be followed.
9. The Board has agreed to allow an Owner to reside in a motor home, camper, or similar unit during the time his or her permanent dwelling is being constructed, under the following conditions:

- (a) There is an active Building Permit issued by Fremont County for the construction.
- (b) Construction work is actively in progress.
- (c) The maximum time limit is the duration of the construction (from the time a Building Permit is issued until a Certificate of Occupancy is issued), but in no case will a temporary residence be allowed to be in use after the expiration of the Building Permit.

There has been some confusion expressed about the difference between a modular, mobile, or manufactured home. If you are unsure of the category into which your home fits, contact a Board Member for clarification.

PROCEDURE:

1. The following documents are to be submitted to the Association:
 - (a) **Site Plan** – a sketch or diagram of the Owner’s property showing the location of the structure on the property, with setback dimensions from the property lines indicated.
 - (b) **Plan View** – a sketch or diagram of the proposed structure drawn to scale (for example, floor plans), indicating square footage, and indicating the required permanent footings and foundation.

One set of the required documents shall be delivered via fax, mail, or other method of the landowner’s choosing to any member of the POA Board. If the documents are faxed, the size of the structure should be clearly indicated since fax machines can alter the original document size. Documents can be delivered to any Board Member or to:

- First Class Mail: South T-Bar POA
Attention: Covenant Review Committee
P. O. Box 1431
Cañon City, Colorado 81212
- FAX: 719-275-1788
- E-mail: president@south-t-bar.com

2. The Board will have thirty (30) working days from the date of receipt of the documents to review the plans and will notify the Owner of their decision by first class mail, e-mail, or both.

- If approved, the Board will send a written approval letter to the Owner.
 - If rejected, a rejection letter will be sent that describes the reason for the rejection the specific covenant related to the rejection. The Owner may then resubmit the documents with the changes required, or appeal the decision to the Board within thirty (30) working days of the receipt of the decision.
3. To insure rapid turnaround, the Board may delegate the review of documents to the Covenant Review Committee (CRC). If this is done, whenever Covenant Review documents are received, a copy will be sent to each member of the CRC and to the Secretary. At least two (2) members of the CRC must review the documents submitted and concur on the decision. The chairman of the CRC will send an approval letter or rejection letter to the Owner with a copy to the Secretary.
 4. All reviewed documents will remain in the Board's possession for review by any or all of the members of the POA.
 5. Definitions. Unless otherwise defined in this Policy, initially capitalized or terms defined in the Declaration shall have the same meaning herein.
 6. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Association.
 7. Deviations. The Board may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
 8. Amendment. This Procedure may be amended by the Board of Directors.