

# **Pine Spring Ranch Homeowner's Association**

## **BUILDING GUIDELINES**

This guide is provided by the Pine Spring Ranch Architectural Control Committee to provide home builders with guidelines and information when building in Pine Spring Ranch Subdivision. These guidelines must be adhered to. This guide is not meant to be all encompassing, but only to provide guidance for some of the more frequently asked questions.

Pine Spring Ranch provides us with a beautiful secluded area of solitude in Colorado, and it is the intent of the Board of Directors and the Architectural Control Committee to ensure that our buildings do not detract from this but, rather, enhance it.

### **BUILDING STRUCTURES & REQUIREMENTS**

All structures shall be of new material, of first-class workmanship and be constructed in such a manner as to protect the natural growth and other conditions of each lot, such as trees, shrubs, or streams. Natural settings shall be preserved and remain as nearly as possible in the natural state.

It is the property owner's responsibility to locate and mark the property survey pins to ensure setbacks from easements and that property lines are maintained per county building codes.

The following items must be submitted to the Architectural Control Committee before excavation or construction begins on new construction, remodeling, or additions via email at [psrhoa@outlook.com](mailto:psrhoa@outlook.com)

1. Building Plans
2. Roof and siding color and material
3. Square footage (living area)
4. Plot or site plan with location of building site indicated
5. Lot number and street address (available from county planning department)
6. Contractor's name and phone number
7. A copy of the county building permit (before construction begins)
8. A copy of San Juan Basin Health Dept. sewage system permit, along with a site plan showing where the septic system and lagoon/leach field will be located (new construction only).

When plans are submitted to the Architectural Control Committee chairperson, the committee shall meet to review your plans and return them to you as promptly as possible. (Committee members are listed in the annual meeting minutes and on the PSRHOA website <http://pinespringranch.com> )

All construction shall be of new material and first-class workmanship conforming to acceptable industry standards. All buildings must maintain a rustic and natural atmosphere. Colors must be pleasing to the eye and fit in with the surroundings. All buildings must have a minimum of 5/12 pitched roof and have a complete foundation. Minimum living area must be at least 1200 square feet. It will be expected that construction will progress to a point where the outside finish material will have been applied within twelve months after starting construction. Please advise the Architectural Control Committee if you do not expect to be able to progress at this rate. Plans submitted should include any lean-to or other attachments which will be made to the building.

Construction areas should be kept as neat as possible. Any long-term storage of materials during construction should be kept hidden from general view as much as possible.

Campers are permitted on the property during construction for living purposes.

### **CULVERTS**

If culverts are not installed properly, damage can occur to the roadway due to either runoff or snowplowing efforts. Attached is a guide showing the proper installation, which shall be adhered to.

### **UTILITIES**

Once again, to maintain our pristine views all utilities shall be run underground.

The following is a list of agencies which may be helpful in acquiring permits, approval, or additional information.

- **La Plata County Building Department**                      **970 382-6250**
- **Colorado State Electrical Board**                              **970 259-1300**
- **San Juan Basin Health Department**                              **970 247-5702**
- **La Plata Electric Association**                                      **970 247-5786**

Current members of the Board of Directors and the Architectural Control Committee are listed in the annual subdivision meeting minutes and on the Pine Spring Ranch HOA website <http://pinespringranch.com>

We want your building efforts to be pleasant and memorable. Hopefully, this will alleviate any misconceptions or misunderstandings and help make it an enjoyable experience. These building guidelines are an established part of the Pine Spring Ranch Subdivision covenants and must be adhered to.