

## **REQUIREMENTS FOR BUILDING, REMODELING OR OTHER IMPROVEMENTS**

(This is a condensed version of the Vallecito Valley Second Addition Governing Documents requirements for building, remodeling or placing other improvements. Please refer to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&R's), the Rules and Regulations, and the Design Review Standards provided on our website [vallecitovalley2.com](http://vallecitovalley2.com) in the Documents section for specific information. Please also refer to La Plata County for specific building, fire and floodplain regulations.)

Vallecito Valley Second Addition is considered one of the finest subdivisions in the Vallecito Lake area due to its beautiful setting in the Blue Spruce forest along the banks of Vallecito and Boletus Creeks, the quality of its homes and the development, and the sense of open space and solitude found throughout the neighborhood. As a result, homes and lots within VVII are highly sought after and real estate values remain high. Whether you are a current owner or considering the purchase of property in VVII, there are a number of important things that you need to know if you plan to build, remodel or make other improvements to your property.

### **LA PLATA COUNTY**

- All construction work is subject to La Plata County building codes.
- All construction work is subject to La Plata County fire codes and floodplain regulations
- Building permits are required for all new structures and additions
- Stricter regulations apply to all construction in the floodplains of Vallecito and Boetus Creek

### **VVII GOVERNING DOCUMENTS REQUIREMENTS**

In order to maintain the quality, character and values of VVII for its property owners, the VVII Property Owners' Association (POA) requires strict compliance with the requirements of the VVII CC&R's, the Rules and Regulations, and the Design Review Standards of the Architectural Review Committee (ARC), including, but not limited to:

- **All construction work requires pre approval of the ARC**
- Single-family residential structures only - mobile homes are not permitted.
- Restrictions on tree removal
- Minimum size limit for habitable ground level floor space
- Limit on size of total footprint of building relative to lot size
- Limit on total frontage width of building relative to lot frontage
- Limit on total height and number of stories
- Restrictions on exterior construction materials and colors
- Regulations on foundation stem walls/piers relative to ground level
- Frontage, side and creek bank setbacks
- Restrictions on storage sheds, ancillary buildings – materials, colors, size, method of construction
- Restrictions on fencing placement, materials, style

**Please thoroughly review the CC&R's, Design Review Standards and Rules & Regulations before making any building plans. Owners are responsible for knowing and complying with the specifications in these governing documents.**

For Design Review Standards questions or to request a Review Application, contact the ARC: [arc@vallecitovalley2.com](mailto:arc@vallecitovalley2.com).

Thank you for your cooperation,

Vallecito Valley Second Addition Property Owners' Association