## GOLD RIDGE FOREST PROPERTY OWNERS ASSOCIATION APPLICATION FOR NEW STRUCTURE Information Sheet

This information is provided for the property owner, contractor or buyer of properties in the Gold Ridge Forest Property Owners Association. Listed below are the submission requirements reviewed by the Architectural Committee and Board of Directors to insure present and future homeowners proper preservation of the beauty, quality and design of residential construction.

Prior to any construction or an improvement, lot owners and their contractors must become familiar with all of the building conditions and/or restrictions as listed in Articles V, VI, and VIII of the Association's CC&R's. Copies may be obtained at the Association office.

# **Submission Requirements** Check Here Valid County Building Permit (required prior to Gold Ridge Forest approval) A completed Application for New Structure form from the GRF Association Tree Removal Permit Form (request to remove trees, if necessary) Trees which will be removed marked on lot Footprint of house marked on lot One set of completed plans with County Plan Check Number Plot plan showing 1) Setback figures from front, side and rear property lines to structure(s). 2) Location of any trees requested for removal & tree diam. Plans and County approvals showing location of septic tank, leach field and propane tank together with copy of El Dorado County Health Department Permit Engineering drawings/specifications when required Paint and/or siding sample (include samples of all colors-large sample if possible) Roof sample You are required to protect the greenbelt from erosion if you are building between October 15 and May 15. You have 1 year from the date GRF issues your permit to have your house finalized for occupancy. Construction hours: 8:00 a.m. - 7:00 p.m.

# Approval

Upon approval, you will be so notified and requested to pick up your "GRF Approved" sign. A \$50 check is required when obtaining the sign. Your \$50 will be refunded when the sign is returned. Please note that we will keep your plans until your project is completed.

### GOLD RIDGE FOREST PROPERTY OWNERS ASSOCIATION

#### **PERMITS**

Permits are required from Gold Ridge Forest Property Owners Association in advance of all new construction, Reconstruction, remodeling, alteration, fencing, retaining walls, decks, satellite dishes, and accessory buildings such as sheds, detached garages, carports, etc. No permits shall be granted that are in violation of the GRF CC&R's. Members are solely responsible for ensuring that any construction meets El Dorado County requirements since approval by the Board of Directors does not constitute El Dorado County Approval and visa versa.

#### CONDITIONS

#### **SETBACKS**

Based on setback requirements as listed in Article VI Section 2 of the CC&R's, the Incorporation Map of the subdivision, and/or zoning regulations of the El Dorado Planning Department, the following are minimum setbacks within all lots:

Front Lot Line - 25 feet

Side Lot Lines - 10 feet

Rear Lot Line - 15 feet

No structures (including, but not limited to, residences, detached garages, carports or sheds) are allowed within any county setbacks. Hedges, fences, retaining walls, patios, decks and sheds may be constructed and maintained up to 5 feet of the 10 foot setback on one or both side lot lines if prior approval by a majority of the Board of Directors is secured in writing. Certain lots also have additional easements for utility lines, drainage, etc. Check with the County for the possibility of these easements on your property.

#### **BUILDING MATERIALS**

All materials and colors shall be complimentary to the natural terrain and environment and require Board approval prior to construction. All building and roofing materials shall meet county requirements. Roofing materials shall be non-flammable. If an improvement is to be repainted in a color other than the original approved color, a sample of the color must be submitted to the Board of Directors, attached to an association construction permit request and receive approval prior to any painting being performed. All exterior materials shall be of a non-reflective finish and no aluminum finish is allowed except for window materials and doorframes. Buildings other than the main structure shall be of similar materials, design and color to the main structure.

#### **BUILDING SIZE**

No residence shall be constructed that has less than eight hundred (800) square feet of floor space on the main floor. No building may be more than two stories above grade.

#### SEPTIC AND LEACH FIELDS

The El Dorado County Environmental Health Department shall approve the septic system design. The Board of Directors shall approve the location of any septic system utilizing the Common Area.

#### **TANKS**

Propane and diesel fuel storage tanks for home heating systems may be installed on the lot in conformance with all applicable governmental regulations. Propane tanks up to 500 gallons shall be at least 10 feet from a structure and propane tanks of 500 to 1200 gallons shall be at least 25 feet from a structure.

#### KITCHENS

No more than one kitchen is permitted within private residences.

#### **CUTTING OF TREES**

No tree in excess of 10 inches in diameter, regardless of reason, shall be removed from any lot by any person without first obtaining the written consent of the Board of Directors.

### OTHER CONDITIONS AND REMEDIES

A full listing of building requirements by the Association can be found in Articles V, VI, and VII of the CC&R's. Members who construct, or allow to be constructed, any Improvement without Board of Director approval are subject to sanctions including the removal of the improvement, fines, legal costs, and/or any other remedies or actions determined by the Board of Directors.

## GOLD RIDGE FOREST PROPERTY OWNERS ASSOCIATION

## APPLICATION FOR NEW STRUCTURE

Unit # Lot#	Lot Address				
Check Appropriate Box	: First Submission	_ Re-submission	Revision Req	uest	
Lot Owner	Home Phone ()				
Residence Address		City	Zij	0	
Contractor		Bus:	iness Phone () _		
Business Address		_ City	Zip		
Phone after 5:00 pm O	wner()	Con	ntractor ()		
BUILDING INFORMATION					
Type of Building: Resi	dence Deta	ched Garage	_ Carport	Shed	
Square Footage:	Living Area	Garage	Deck	Other	
Number of Rooms: Total Bedrooms Baths Kitchen Number of Stories					
Location of Heating/Air Condition Unit(s)					
Estimated Cost of Structure (Less Lot)					
BUILDING SITE					
Property Line to structure (in feet): Front Rear Right Side Left Side					
Trees (over 10" dia.) and/or large boulders which must be removed:  Yes No					
Amount of Grading:	Slight	Mode	erate	Considerable	
EXTERIOR APPEARANCE					
Exterior Materials:	Siding	Trim	Window	s	
Exterior Colors:	Siding List brand, color i	Trimname &/or number	Window er-submit swatches	s	
Roof:	Type material	M	[fgr	Submit Sample	
Dools	Type material	В	rand/Color		

## APPLICANT SIGNATURE PAGE

The information listed on the reverse side is true. I have read and will abide by the Architectural Rules as listed in Articles V, VI and VIII of the Association's CC&R's.

Any approval granted as a result of this application shall become null and void if any of the following occur:

- 1) Construction is not commenced within 90 days after approval;
- 2) After construction begins, it is not diligently pursued to completion;
- 3) Any subsequent changes are made to the improvement listed herein without written approval from the Board.

ALL APPROVALS ARE SUBJECT TO WITHDRAWAL IF NOT BUILT AS SUBMITTED AND APPROVED. WE RESERVE THE RIGHT TO HAVE PERIODIC INSPECTIONS FOR COMPLIANCE DURING CONSRUCTION.

Signature of Lot Owner:	Date:
Date of Receipt at Association Office	Date:

Architectural Director Comments and Recommendations					
Date: Condi	tional Disa	pproved			
Comments:			1		
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Date: Condi	tional	Disapproved	=		
Comments:	44-				
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Date: Approved	Conditional	Disapproved	_ Director's Signature:		
Comments.					
				****	
			ts and Decision		
Date: Approved	Conditional	_ Disapproved _	Director's Signature:		
Comments:					
			D		
Board Signature:		9			
EDC Permit No.	GRF Per	mit No	GRF Sign Paid		

## GOLD RIDGE FOREST POA NEW STRUCTURE TRACKING SHEET

Unit/Lot No.:		
Member Name:	-	
Date Submitted:		
To Architectural Director – Date:		
To GRF Office with Corrections – Date:		
Returned to Builder with Director's Notes:		
To Architectural Director – Date:		
To GRF Office with Corrections – Date:	-	
Returned to Builder with Director's Notes:		
To Architectural Director – Date:		
To GRF Office with Corrections – Date:		
Returned to Builder with Director's Notes:		
Approval by Architectural Director:		(with signature)
To Greenbelt Director:		(request he/she take pictures)
Returned to Office from Greenbelt. Director	(with pictures)	
Put on cabinet for 2 more Board signatures	s:	