



# 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 Request \_\_\_

Lot Owner \_\_\_\_\_ Home Phone (\_\_\_\_) \_\_\_\_\_

Residence Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Contractor \_\_\_\_\_ Business Phone (\_\_\_\_) \_\_\_\_\_

Business Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone after 5:00 pm Owner(\_\_\_\_) \_\_\_\_\_ Contractor (\_\_\_\_) \_\_\_\_\_

BUILDING INFORMATION

Type of Building: Residence \_\_\_ Detached 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 \_\_\_ Moderate \_\_\_ Considerable \_\_\_

EXTERIOR APPEARANCE

Exterior Materials: Siding \_\_\_\_\_ Trim \_\_\_\_\_ Windows \_\_\_\_\_

Exterior Colors: Siding \_\_\_\_\_ Trim \_\_\_\_\_ Windows \_\_\_\_\_  
List brand, color name &/or number-submit swatches

Roof: Type material \_\_\_\_\_ Mfgr \_\_\_\_\_ Submit Sample

Deck: Type material \_\_\_\_\_ Brand/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: \_\_\_\_\_ Conditional \_\_\_\_\_ Disapproved \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ Conditional \_\_\_\_\_ Disapproved \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ Approved \_\_\_\_\_ Conditional \_\_\_\_\_ Disapproved \_\_\_\_\_ Director's Signature: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

-----**Greenbelt Director Comments and Decision**-----

Date: \_\_\_\_\_ Approved \_\_\_\_\_ Conditional \_\_\_\_\_ Disapproved \_\_\_\_\_ Director's Signature: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_

**Board Signature:** \_\_\_\_\_ Date of Approval \_\_\_\_\_

EDC Permit No. \_\_\_\_\_ GRF Permit 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: \_\_\_\_\_