

Cripple Creek Mountain Estates Property Owner's Association Architectural Control Committee Declaration of Guidelines

Section I: Committee

An Architectural Control Committee for the Cripple Creek Mountain Estates Property Owner's Association (CCME POA) is hereby established.

A majority of the members of the committee may appoint one member of the committee to act on and for the committee.

The committee agrees to administer these guidelines within the scope of "reasonable interpretation" to protect the values of existing homes and the ever changing "best use" of the property.

A checklist for review of construction plans for presentation to the Cripple Creek Mountain Estates (CCME) Architectural Control Committee (ACC) is attached for your use and will also be used by the ACC to establish that a complete set of plans have been submitted and can therefore start to be reviewed.

Section II: New Construction or Improvements

Cripple Creek Mountain Estates Property Owners dues must be paid up in full prior to filing plans. Mountain Mutual Water Company (719-689-2527) is the community water system for CCME, and payment of all water fees must also be current.

Plans and specifications MUST be submitted to the committee at the office of the CCME POA by hand delivery or certified mail before anyone shall commence on any lot within the subdivision the installation, construction, remodeling, addition to, or alteration of any improvement, or any change to the appearance of the exterior of the home or any out-dwelling. Teller County requires building permits for any such improvement larger than 200 square feet.

The preliminary plans and specifications shall clearly show the nature of the work or installation proposed and the location thereof on the lot including sufficient description of materials, colors, textures, etc. as shall enable the committee to evaluate whether the proposed construction, alteration, installation, etc. will be compatible with surrounding homes and with the character of the subdivision.

After approval of the preliminary or tentative plans, including therein any requirements made by the committee, the applicant shall submit to the committee a complete set of the final plans and specifications to include an Engineer's stamp.

The final plans shall include site plans showing the location on the lot of all improvements proposed to be constructed and/or installed, placed, or maintained on the

lot along with a drainage plan. Also included shall be elevations, together with proposed color schemes and textures for roofs and exteriors thereof, indicating the materials for the same and the results of a perk test for the property to be built on.

The committee shall approve or disapprove the complete plans and specifications that have been submitted to it within thirty (30) days after actual receipt thereof.

Construction of said dwelling or improvement must commence within 365 days of the date on the Architectural Control Committee's Notice of Approval, otherwise the plans must be re-submitted. A copy of the Teller County building permit needs to be sent to the CCME POA office for file.

The Owner must notify the CCME POA office in writing of the ground-breaking date within fourteen days of commencement.

The final inspection of the completed residence will be scheduled one year from the groundbreaking date, or at an earlier time if construction is finished ahead of schedule to ensure what was proposed is what was built. All exterior construction must be completed within 1 year of the date thereof, unless the Teller County Building Department has granted an extension and a copy of that extension has been sent to the CCME POA office. A copy of the Right of Occupancy is also to be sent to the CCME POA office for file within fourteen days of receipt.

In the event that the committee shall fail to approve or disapprove the complete plans, specifications and other information within thirty (30) days after actual receipt thereof by the committee, then such approval shall be considered granted, **provided however, that notwithstanding the approval of the plans, no structure, building, or other improvement shall be installed, erected, painted, textured, altered or modified that violates any of the restrictions contained in the recorded covenants or herein.** Injunctive action could be initiated should violations occur.

The committee shall have the right and power to disapprove any plans, specifications, or details submitted to it if the committee shall find the plans and specifications are not in accord with all provisions of the declaration, or if a design or color scheme submitted is not in harmony and accord with the subdivision or surrounding homes, or if the plans and specifications are incomplete.

Section III: Design Guidelines

The purpose of the committee's design guidelines and the committee's review of construction plans are not to develop a look-alike community, but to ensure that designs are compatible to the unique sites and the character of the high mountains of Colorado and in Cripple Creek Mountain Estates.

The committee may from time to time adopt design guidelines for approval of building plans. The committee may grant variances from its design guidelines. The initial design guidelines are as follows:

1. Site plan showing all setbacks for the structure, power, cistern tank size and type, septic tank, leach field, driveway, propane or gas service meeting state regulations, as well as any fencing to be used as well as a drainage plan for the lot.
2. One set of Engineer stamped plans and specifications with engineered permanent concrete foundation and full perimeter concrete footer.
3. Legal description and street address along with contact information for owners during the construction period.
4. Each residence shall have a 6/12 or steeper roof pitch that also meets local load requirements as well as a minimum of three roof planes on the front facing elevation. No galvanized metal siding shall be approved.
5. Exterior material colors shall be earth tones and shall be of low reflectivity that harmonize with the natural landscape and will withstand the climatic changes, and may include wood, stone, brick, aluminum siding and stucco.
6. White and/or galvanized reflective roofs shall not be permitted.
7. Natural vegetation, especially living trees over 8" in diameter, will be left undisturbed; except for carefully planned access to property, clearing of building sites, or landscaped improvements within the immediate vicinity of the dwelling. The recommended fire safety clearance is thirty (30) feet around the dwelling.
8. Portable, self-contained toilet facilities may only be used during periods of construction of the residence. Garbage and solid waste shall be kept in a covered, waterproof container and shall be stored and disposed of in a manner approved by the Teller County Environmental Health Department on at least a quarterly basis. All trash and excess construction materials shall be removed no later than 30 days after right of occupancy is received.
9. The minimum required finished square footage for any new residence in all filings is 1,200 square feet heated living space above grade of the home.
10. The definition of homes used by the committee for non-traditional frame-built homes are:
 - a.) **Mobile Home** – A structure not meeting the definition of manufactured home as stated in the Colorado Revised Statutes (Filing 9 only).
 - b.) **Manufactured Home** – A structure transported upon a metal frame that cannot be totally removed when placed upon a permanent foundation without jeopardizing its integrity. The structure must also be purged and have a red HUD label.
 - c.) **Modular Home** – A structure that is transported upon a metal frame or flat bed that is totally removed when placed on a permanent foundation.

Note: All of these must be new from a manufacturer or dealer only.

Section IV: Liability

Neither the committee, the Board of Directors, nor any member thereof shall be liable to the association or to any owner for any damage, loss, or prejudice suffered or claimed on account of:

1. The approval or disapproval of any plans, drawings, and specifications, whether or not defective.
2. The construction or performance of improvements, whether or not pursuant to approved plans, drawings, and specifications.
3. The developments or manner of development of any property within the subdivision.
4. The execution and recording of an estoppels certificate whether or not the facts therein are correct provided however that the officer executing the certificate, with the actual knowledge possessed by him, has acted in good faith.

Without in any way limiting the generality of the foregoing, the committee, the Board of Directors, or any member thereof, may, but is not required to, consult with or hear any lot owner with respect to any plans, drawings, or specifications, or any other proposal submitted to it.

Section V: Certificate

The above declarations, statements, and guidelines have been prepared for the sole purpose of assisting the Architectural Control Committee in making decisions regarding the review and approval or disapproval of construction plans, as well as the enforcements of covenants, conditions, and restrictions affecting the Cripple Creek Mountain Estates and the Property Owner's Association therein. In the event that these guidelines and individual filing covenants conflict, the covenants shall preside.

The Board of Directors, at the 11 August 2025 CCME POA Board of Director's Meeting, unanimously certifies that the undersigned are duly appointed, qualified, and acting on the authority of the CCME POA and the Board of Directors as the Architectural Control Committee.

- Erik Blood - Vice President / Committee Chairman: _____
- Ken Blohowiak: _____
- Art Hardt: _____
- Cary Christianson: _____

Attachments

1. Checklist
2. Checklist

ACC **CHECKLIST** for **NEW HOME**

Date: _____

Address of job site: _____

Filing _____ Lot _____

Owner contact info during construction:

Name:

Email:

Phone number:

Contractor name / Phone number:

Nature of work

- New home ☐
- Driveway ☐
- Fencing ☐
- Other _____

FOR ACC USE ONLY:

OWNER provided Preliminary Plans (Full sized) showing

- Plot plan showing locations ☐
- Setback for the residence ☐
- Minimum 1200 square foot finished/heated space above ground **or variance submitted** ☐
- 6/12 roof pitch **or variance submitted** ☐
- 3 roof planes on front **or variance submitted** ☐
- Exterior siding materials must harmonize with the natural landscape and may include wood, stone, brick, vinyl, aluminum siding and stucco. Unfinished galvanized metal siding is not allowed. ☐
- Exterior colors – must be earthtones: sample attached ☐
- Roof materials /colors (white/reflective not allowed) sample attached ☐
- Fencing must be compatible with building exterior materials (galvanized metal/barbed wire not permitted) ☐

Variance submitted: ☐ Date _____

Variance approved: ☐ Date _____

Variance not approved: ☐ Date _____

Preliminary plans not approved ☐ Date _____

Potential remedies _____

Owner notified of non-approval and potential remedies ☐ Date _____

Preliminary Plans Resubmitted ☐ Date _____

Preliminary approval ☐ Date _____

Owner notified and advised to submit one **(1)** set of full sized engineered stamped plans with specifications. ☐ Date _____

FINALS – For ACC Use only:

CCME annual assessment dues paid in full: ☐

Teller County Building permit for home ☐

Teller County Building driveway permit ☐

Mailbox fee paid ☐ Date _____

Finals approved ☐ Date _____

ACC member signatures _____

Owner notified that construction must begin within 365 days. ☐ Date _____

Short Term sign (Yellow) issued: ☐ Date _____ (return within 60 days for refund)

Long Term sign (Green) issued: ☐ Date _____ (no refund)

Certificate of Occupancy on file: ☐ Date _____

Drive by inspection: ☐ Date _____

ACC **CHECKLIST** for **OUTBUILDING**

Date: _____

Outbuildings are defined as external structures used for storage, garage, workshop, greenhouse, etc.

Address of job site: _____

Filing _____ Lot _____

Owner contact info during construction

Name:

Email:

Phone number:

Nature of work

- Garage ☐
- Shed ☐
- Greenhouse ☐
- Other _____

FOR ACC USE ONLY

OWNERS please provide PRELIMINARY PLANS showing

- Site plan indicating locations and setback ☐
- A minimum 6/12 roof pitch shall be required for outbuildings **or variance submitted** ☐
- Outbuildings shall have a minimum of two (2) roof elevation planes **or variance submitted** ☐
- Size of outbuilding shall not exceed 1000 sq. ft ☐ **or variance submitted**
- The maximum building height (including the roof pitch) shall be no more than 20 feet **or variance submitted** ☐
- Exterior finish materials of outbuildings such as siding, roofing, etc. shall blend with the finish of the existing or proposed residence. No unfinished galvanized metal siding shall be approved ☐
- Exterior colors shall be earthtones: sample attached ☐
- Roof materials /colors (white/reflective not allowed): sample attached ☐
- Building permits are required per Teller County Building regulations ☐
- Engineered foundations are required per Teller County Building regulations based on size and intended use ☐

Preliminary plans not approved ☐

Potential remedies _____

Owner notified of non-approval and potential remedies ☐ Date _____

Variance submitted ☐ Date _____

Variance approved ☐ Date _____

Variance not approved: ☐ Date _____

Preliminary Plans Resubmitted ☐ Date _____

Preliminary approval ☐ Date _____

FINALS – For ACC use only

CCME annual assessment dues paid in full ☐

Teller County Building permit ☐

Finals approved ☐ Date _____

ACC member signatures _____

Owner advised that construction may begin ☐ Date _____

Short Term sign (Yellow) issued: ☐ _____ (return within 60 days for refund)

If a fully constructed outbuilding is delivered and simply placed on the property, there is no need for a Short-Term sign.

Drive by inspection ☐ Date _____

ACC **CHECKLIST** for Improvements/Misc. projects Date: _____

Address of job site: _____

Filing _____ Lot _____

Owner contact info during work

Name:

Email:

Phone number:

Contractor name / Phone number:

Nature of work

- Paint ☐
- Fencing ☐
- Siding ☐
- Roofing ☐
- Deck ☐
- Retaining wall ☐
- Dog Run ☐
- Other _____

FOR ACC USE ONLY

OWNERS provide Preliminary Plans showing

- Exterior siding materials must harmonize with the natural landscape and may include wood, stone, brick, aluminum siding and stucco. Unfinished galvanized metal siding is not allowed. ☐
- Exterior colors shall be earthtones: sample attached ☐
- Roof materials /colors (white/reflective not allowed): sample attached ☐
- Fencing must be compatible with building exterior materials (galvanized metal/barbed wire not permitted) ☐

Plans not approved: ☐ Date_____

Potential remedies.

Owner notified of non-approval and potential remedies ☐ Date_____

Plans Resubmitted ☐ Date_____

Plans approved: ☐ Date_____

FINALS – for ACC use only

CCME annual assessment dues paid in full: ☐

Building permit if required by County for deck improvement ☐

Finals approved ☐ Date_____

ACC member signatures _____

Owner advised that work may begin ☐ Date_____

Short Term sign (Yellow) issued: ☐_____ (return within 60 days for refund)

Drive by inspection: ☐ Date_____

ACC Variance Request

Date: _____

Homeowner's Name: _____

Filing _____ Lot _____

Address: _____

Phone #: _____ Email: _____

Submissions will be **DENIED** if POA Assessments are not paid in full.

Roof Planes (ACC guidelines - 3 front facing elevation planes)

Variance requested: _____

Accepted ☐ **Denied** ☐ Date _____

ACC member signatures _____

Roof Pitch (ACC guidelines - 6/12 or steeper)

Variance requested: _____

Accepted ☐ **Denied** ☐ Date _____

ACC member signatures _____

New home square footage (ACC guidelines 1200 sqft above ground)

Variance requested: _____

Accepted ☐ **Denied** ☐ Date _____

ACC member signatures _____

Shed height/size (ACC guidelines 20 foot height / 1000sqft size)

Variance requested: _____

Accepted ☐ **Denied** ☐ Date _____

ACC member signatures _____

