

COLUMBINE LAKE COUNTRY CLUB, INC.

Building Criteria and Information

Revision #42
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Introduction

The following building criteria and information have been adopted by the Architectural Review Committee (ARC) and approved by the Board of Directors of Columbine Lake Country Club, Inc. (CLCC). These criteria and this information are authorized by the Declaration of Protective Covenants, Restrictions, Easements, and Reservations for Columbine Lake Subdivision, including, but not limited to, Article I, II and V, and pertain to specific building, remodeling, and maintenance requirements and to the procedure for submitting plans and specifications therefore. These requirements are for the implementation and clarification of those requirements, which are contained in the Covenant Declaration itself, and are enforceable as provided therein. The Board of Directors reserves the right to amend these requirements at any time.

This document represents only the current building criteria of CLCC . It is the sole responsibility of the property owner to determine the applicability of all Federal, State, County and local laws, ordinances, &/or other requirements, and to comply fully with such, prior to altering or modifying his/her property in any fashion. For example, this would include, but not be limited to, Federal "Wetlands" requirements and County building restrictions for which a Grand County Building Permit may be required.

The sale of your property will transfer to the new owner the obligations of the Protective Covenants, Building Criteria, and restrictions and, therefore, should be considered as conditions to the right to build/sell/purchase at Columbine Lake Subdivision.

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Article I. General Information

Section 1.00 Document structure / format

Where a criterion is associated with a violation subject to a fine, there will be a violation class indicated as a number in parentheses. The violation class will apply to the entire section unless otherwise noted.

For example:

“All lighting shall not be left on all night (off by 10:00 PM) or when unoccupied. (2)

Means noncompliance with this criterion is a Violation Class 2.

Another section in the document details those classifications.

Section 1.01 Exterior Improvements (1)

- (a) All construction, repairs, reconstruction, additions or remodeling shall follow the Grand County building code; however, **CLCC** reserves the right to be more restrictive.
- (b) A **CLCC** building permit application must be submitted and approved by the **ARC** before exterior improvements, repairs, reconstruction, additions, or remodeling of any structure have commenced.
- (c) All criteria items contained herein for new construction are effective for improvements affecting the exterior of any structure at Columbine Lake unless specifically addressed in a later section.
- (d) The General Manager or designate (**GM**) has the authority to enter the property to ensure the projects are being completed in compliance with approved plans and specifications in order to make observations while the project is being completed. (2)

Section 1.02 Existing Improvements (1)

- (a) A CLCC building permit application must be submitted and approved by the ARC before beginning any changes to which these criteria apply.
- (b) The ARC, in its sole discretion, guided by these criteria shall determine whether the changes, repairs or reconstruction described in a building permit application are minor or major. Minor changes, repairs or reconstruction shall not require an existing improvement to conform to the criteria contained herein. Major changes, repairs, reconstruction or maintenance, however, shall require an existing structure to conform to the criteria contained herein, at the homeowner's expense. (2)
 - By way of example, a homeowner must bring their noncompliant boat dock into compliance with the building criteria after the ARC determines that the homeowner's requested repairs are major changes to the dock.
- (c) Homeowners shall have a continuing duty to keep their existing property in good repair and well-maintained.

Article II. General Appearance:

The general appearance of each property shall be kept in good condition after construction has been completed. All items appearing in these Criteria for new exterior construction shall be equally enforceable as on-going maintenance requirements. (3)

Section 2.01 Colors, Painting, Staining, decorative exterior: (1)

- (a) All exterior colors or materials must first be approved by the Architectural Review Committee (ARC), for both new and existing structures, painting and re-painting in accordance with current regulations. Existing colors may not necessarily comply.
- (b) Each structure must be designed to be aesthetically pleasing and to blend harmoniously with the natural setting and other residential structures in the CLCC.
- (c) No color will be permitted which is striking or out of harmony with the natural environment or other structures in the community.
- (d) All structures must have exteriors with subdued shades.

Subdued Shades: All paint, brick, roofing material, etc. that is relatively **dark** in color (see (e) below), and blends into the natural surroundings in such a manner as to be aesthetically pleasing. Colors lighter than the medium shade are not considered subdued. Natural finishes, therefore, are not necessarily considered subdued colors, and may need to be aged chemically, to be acceptable. Bright colors are prohibited including but not limited to white, yellow, **red, blue** or other bright color (see (e) below).

Reflective colors, such as shellac, florescent, neon and high gloss finishes are not permitted.

- (e) Paint: The ARC should be provided the paint manufacturer, paint color name, LRV, and RGB (available on the manufacturer website). (3)
 - a. Guidance on "Dark": Use LVR (Light Reflectivity Value), LVR at or below 45 for primary color and below 60 for trim/accent color.
 - b. Guidance on avoiding the prohibited "Red". Use RGB (Red/Green/Blue) color values. Sum of (Green + Blue) values should close to or greater than "Red" value.
- (f) Staining:
 - a. Non-transparent stains (wood grain does not show through) will be need to meet the requirement of Section 2.01 (b)
 - b. Transparent stains (wood grain shows through) should be within the natural range of colors within the community (i.e. stain colors that appear red when the natural wood is not red or bright colors (see Subdues Shades below))

- (g) The ARC may request samples of building materials with requested paint or stain applied to said materials if necessary for approval.
- (h) . Exterior paint or stain colors shall be maintained to prevent unsightly ageing and discoloration. (3)
- (i) Tarps and other materials used to cover outdoor items should be in the subdued colors of forest green or brown. (3)
- (j) Exterior Décor or exterior decorative choices that are affixed or permanent and “face” the public community must meet color (see section (d) above) and size restrictions (no greater than 3’ x 3’) and reflects our mountain criteria. “Face” means facing directly to your neighbor, the street or the lake. Murals are not allowed. Items such as religious or specific holiday décor should be reserved for a specific religious or holiday season, and specifically no earlier than a month before and no later than a month after that holiday. (3).

Section 2.02 Concrete (2)

- (a) It is the responsibility of the homeowner to make sure all debris and trash are cleaned up on all community areas and the subject property; to include ditches, roads, or any other community property and subject site for the duration of construction. Final trash and landscaping deposits will not be returned until all debris has been removed from community property and accepted at final inspection.
- (b) A PLS must verify the footing location and elevation, this is required to be verified by the GM, before pouring concrete. Before a footing inspection is requested, string lines must be in place along all lot (or setback) lines (from pin to pin) and marking the perimeter of the structure at the drip line on all sides, including eaves, decks, steps, and any other over-hangs. (1)
- (c) The GM may require that inspections be requested at least one working day before an inspection is required.
- (d) The use of a concrete truck for pouring concrete is prohibited on weekends and holidays. (3)

Section 2.03 Culverts/Drainage (2)

- (a) Certain building lots in the CLCC may require culverts or special drainage, as a condition to the right to build. The right is reserved to require installation of a culvert after building, if drainage problems develop due to the building project. All culverts shall be no less than 12" in diameter. Maintenance of the culvert is the homeowner’s responsibility.
- (b) Drainage/Erosion as a result of construction cannot damage or be diverted onto adjoining private property or community property, including Columbine Lake. (3)

Section 2.04 Excavation: (1)

- (a) The following excavating, trenching, and compaction restrictions are imposed in order to ensure a minimum of damage to roads within the Subdivision, and to avoid damage to adjoining property owners. The ARC and Board of Directors recognize that the use of the roads within the Subdivision by construction equipment may have an adverse effect on the quality of those roads, and that construction activities during certain times of the year may prove to be unduly disruptive to the free flow of traffic upon those roads, and to the owners of property adjacent to the construction activity.
 - (i) A reference elevation marker must be established by a PLS and verified by the GM prior to excavation, and shall be maintained during excavation and foundation construction.
 - (ii) All trenches within the CLCC roads and rights-of-way must be compacted during back-filling. CLCC, at their option, may require sufficient compaction tests of the backfill at the Owner's expense. CLCC may require the use of select material such as road base backfill. (2)
 - (iii) Excavating or blasting of any kind is prohibited on weekends, holidays, or between 8 PM and 7AM daily, except in the case of an emergency and approved by the GM.
 - (iv) No excavating, digging, or trenching of any kind can be done between October 15th and May 1st on community property, CLCC roads, road rights of way, or on private lots within the subdivision.
 - (a) Extreme weather conditions or unseasonable good or bad weather may affect these dates, as determined by the GM.

Section 2.05 Foundation (2)

- (a) Any foundation wall or concrete footer that has one (1) foot or more of exposed surface must be finished with siding, paint, or natural rock, to blend with the building colors.

Section 2.06 Heavy Equipment (2)

- (a) The use of all heavy equipment is prohibited on weekends, holidays, or between 8 PM and 7AM daily except in the case of an emergency and approved by the GM), including but not limited to: skidsteers, backhoes, graders, dozers, tractors, front end loaders, concrete trucks, and cranes;
- (b) Such policy implementation is to be left to the GM's discretion.

Section 2.07 Landscaping

- (a) It is the sole responsibility of the property owner to determine the applicability of all Federal, State, County and local laws, building codes and ordinances, or other

requirements and to comply fully with such prior to altering or modifying his/her property in any fashion. (2)

Section 2.08 Exterior Lighting (1)

Standards for controlling lighting and glare are set forth to reduce annoyance and inconvenience to CLCC property owners. Our community has adopted lighting standards that are consistent with Dark Sky Methodology.

The Dark Sky Methodology is a proven methodology that has been adopted internationally by organizations as an accepted campaign to reduce light pollution. The definition of Dark Sky is: successfully reducing light pollution to preserve clear view of the sky and stars that are visible at night. Dark Sky Methodology reduces both 1) the effects of unnatural lighting on the environment and 2) energy usage.

The ARC must approve all exterior lighting (defined as a light fixtures that can be seen from any location outside the building structure and not through a window), with the exception of Seasonal lighting, utilizing the established permit process and lighting permit documents. This includes new lighting and all replacement lighting. This also includes the replacement of any lighting previously approved by the permitting process. Exterior lighting must be approved by the ARC or will be deemed in violation of these standards, subject to removal and subject to a fine and penalty process. Non-intrusive, down casting solar lights are not considered permanent or exterior lighting per this definition.

LIGHTING STANDARDS (2)

- 1) CLCC requires down cast lighting below the horizontal for all exterior lights, exception for safety and security lighting at garage entry way as defined in (10). Lighting shall be non-intrusive to surrounding properties and general community.
- 2) CLCC strongly encourages the use of solar energy powered lighting, with time sensors, so as to not be on all night, on approved lighting fixtures.
- 3) Ornamental Lighting is defined as lighting utilized for accent and/or decorative purposes (such as up lighting or lighting used for aesthetic purposes) should not be on when not occupied.
- 4) Landscape lighting is defined as lighting along a walkway or lighting specifically required for safety. Landscape lighting shall be no more than 18" in height and with downward cast light and is recommended to be on motion sensor with maximum duration of 10 minutes.
- 5) Seasonal/Holiday lighting shall be minimal and only on when occupied. Holiday lighting is permitted no earlier than a month before and no later than a month after the holiday date. (3)
- 6) All lighting shall not left on all night (off by 10:00 PM) or when not occupied.
- 7) Any type of permanent lighting on Columbine Lakefront, water, shoreline edge (including docks and lakefront walkways) is prohibited. The definition of "shoreline" is within 30 feet of the water's edge. This includes, but not limited to: docks and other exterior lights such as pole mounted lighting.
- 8) A maximum of 850 lumens (75-watt) exterior light bulbs will be permitted.

- 9) No more than 2 light bulbs per fixture, no more than 6 light bulbs per building, and no more than 3 light bulbs per side of building will be allowed for exterior lighting permanently fixed to a primary dwelling (i.e. not a stand alone garage or shed).
- 10) No more than 1 light bulb and 1 fixture shall be permitted on any shed or outbuilding.
- 11) Security Lighting No more than 2 fixtures each with 1 light bulb or 1 fixture with 2 light bulbs shall be permitted (i.e. a car door versus an entry door for foot traffic.) These lights must be operated on a motion sensor with a maximum 10 min time out. Lights must be directed down and oriented to prevent light flooding into neighbors and community property.
- 12) No high intensity discharge (HID) lighting is allowed including, but not limited to high pressure sodium, low pressure sodium, metal halide, and mercury vapor fixtures.
- 13) Motion detectors/sensors are required on exterior Security lighting for any lighting fixture improvements or replacements.
- 14) The location of all exterior lighting must be indicated in red on all plans, drawings and elevation diagrams.

ALTERNATIVE ENERGY MECHANISMS

Innovation, creative design, and appropriate new technologies can improve and enhance the immediate surroundings, while expanding and highlighting the varied and authentic palette of building materials used in the Columbine Lake Country Club. We encourage the use of alternative energy mechanisms (i.e. solar) and support the use of these mechanisms in new development, reconstruction and rehabilitation.

Section 2.09 Parking (2)

- (a) Each habitable structure must have off street parking for at least three (3) automobiles or trucks with a minimum size requirement of 10' x 20' for each parking space.
- (b) Driveways and off street parking areas must be designed to accommodate, within the property's boundaries, storage of snow removed from those driveways and parking areas. This snow cannot be pushed out into the road right-of-way or other community property.

Section 2.10 Sedimentation (1)

- (a) If, in the opinion of the ARC, a project could deposit sediment into the lake, temporary and/or permanent sedimentation control barriers will be required to be installed and maintained according to the ARC conditions.

Section 2.11 Setbacks (1)

- (a) Minimum setbacks from lot lines are: Front, 30 feet; rear, 25 feet; each side, 10 feet. If a property abuts a body of water, a minimum of 30 ft. from any stream or lake is required.
- (b) The following setback verifications by a licensed Colorado surveyor are required

- (i) An intermediate setback verification once forms are installed and prior to concrete being poured to determine foundation will be in the correct location. Documentation must be provided to the GM and approved by GM before work can continue.
 - (ii) A final setback verification survey must be provided to the GM CLCC prior to inspection to confirm structure was built within the setback requirements and according to the building plans.
- (c) The County will determine which is the front, back or side lot line for corner lots or triangular lots. Setback measurements must be shown on the plot plan.
- (d) Despite meeting setback requirements and restrictions concerning number of stories, approval of any structure may be withheld if it unreasonably encroaches upon the light and air easements of another property or common area. This includes such structures as outbuildings, playground equipment, and any device constructed for the purpose of receiving radio or television signals.

Section 2.12 Trash Cleanup (1)

- (a) Grounds shall be maintained in accordance with the general requirements as stated in Article III, Section 3.01 of the Columbine Lake Country Club's "Declaration of Protective Covenants, Restrictions, Easements, and Reservations", that states "No garbage, refuse, rubbish, or junk shall be permitted to be deposited, left, or accumulated on a lot unless in suitable containers (including wildlife-safe), which shall be kept in a sanitary condition, regularly emptied, or fully screened from view of the street and adjacent lots".
(3)
- (b) Suitable containers for construction trash include: dumpsters of any size, trucks, trash trailers, and trash cans.
- (c) During construction it is the homeowners responsibility to ensure all trash/construction waste is properly contained and disposed of by the contractors or the homeowner. All trash containers (including dumpsters, roll-offs, trash trailers, trucks and trash cans, etc.), will have a "cover" to contain all trash at all times. Piling trash on the ground is prohibited.

Section 2.13 Utilities (1)

- (a) No digging for utilities will be allowed between October 15th and May 1st, in the CLCC roads. Extreme weather conditions or unseasonably good or bad weather may affect these dates, as determined by the GM
- (b) Any primary and secondary underground electrical line installed across any platted streets within the Columbine Lake Subdivision must be installed by Mountain Parks Electric or their subcontractor.
- (c) Utilities on all new construction must be installed underground. (1)
- (d) No permanent, above ground propane tanks are allowed within the subdivision for any utility changes, additions, conversions to any existing homes, or new construction.

- (e) Temporary installation of above ground propane tanks is allowed during construction of new homes or additions, but must be removed before final approval is granted by the ARC.

Article III. New Buildings (1)

Section 3.00

- (a) No structure shall exceed two (2) stories in height (story defined elsewhere in this document). See definitions in this document for more information on stories. If in the opinion of the ARC, a plan submitted constitutes or has the appearance of a 3-story home, the plans may be disapproved.
- (b) Building height is the vertical distance from the original grade to the highest point of the building. The maximum height of the structure shall not exceed 26 feet.
The following height verifications by a licensed Colorado surveyor are required:
 - (i) An intermediate height verification once trusses are installed and prior to roof decking, ice and water shield and final roof material can be installed, to determine height will be within the maximum allowable height of 26' above original grade. Documentation must be provided to the GM and approved by GM before work can continue.
 - (ii) A final height verification survey must be provided to the GM prior to final inspection to confirm structure was built below the maximum height requirement and according to the building plans.
- (c) No less than 600 square feet of enclosed area on one level, not including garage, must be devoted to living purposes.
- (d) Each structure must be designed to be aesthetically pleasing and to blend harmoniously with the natural setting and the other residential structures in the Subdivision.
- (e) Each structure must be planned, designed, and built using new materials for all exterior construction.
- (f) Only single-family dwellings will be considered. Any duplex, triplex, apartment building, or multi-family dwelling will be disapproved.
- (g) Pre-built homes will receive close scrutiny. Homes will not be approved which resemble trailers. Pre-built homes with natural wood tone exteriors may be acceptable, provided that they are in harmony with the natural environment and other homes in the Subdivision, and are landscaped attractively.
- (h) Unusual or extremely innovative structures will, likewise, receive close scrutiny. While architectural innovation and diversity can be a desirable trait, highly unusual structures can be ugly or offensive to other homeowners. Accordingly, such structures can be disapproved solely on the basis of aesthetics.
- (i) Structures that appear cheap or shoddy are not acceptable. Specific examples are: Structures without sufficient windows; structures built on stilts or pilings without provision for siding or landscaping; structures built of cheap or flimsy appearing material.

- (j) Structures that exceed a reasonable size for the available land area may be disapproved on the basis of aesthetics.
- (k) Each structure shall be made of permanent construction.
- (l) No temporary building or trailer is to be incorporated as part of the main structure.
- (m) Each habitable structure shall include a full bath and a full kitchen.
- (n) A regulation portable toilet facility is to be available at the site of new construction, as per the requirements of the Grand County Building Department, until such time as an approved permanent toilet facility is available in the new structure.

Section 3.01 New Home Completion (2)

- (a) Exterior Completion: Exterior of each building, including foundation, walls, siding, roof, roofing material (shingles, metal, etc.), all exterior doors and windows including garage doors, decks (excluding deck railings), backfilling, initial grading, and trash cleanup, as necessary, must be completed within twelve (12) months of the issuance of the CLCC building permit. Exterior staining or painting is due before final inspection.
- (b) Final Completion: The entire project must be completed, including the issuance of a Certificate of Occupancy from Grand County, eighteen (18) months from the time a CLCC building permit is issued.

Section 3.02 Additions/Garages (1)

- (a) Any structure not devoted to living purposes (storage shed, garage, etc.), to be placed on an otherwise undeveloped lot, will require a variance request to be addressed by the Board of Directors of CLCC. The ARC will provide the Board with a recommendation to approve, conditionally approve or deny the variance.
- (b) No garage shall exceed 800 square feet.
- (c) Addition/Garage Completion (3)
 - (i) Exterior Completion: Exterior of each building, including foundation, walls, siding, roof, roofing material (shingles, metal, etc.), all exterior doors and windows including garage doors, decks (excluding deck railings), backfilling, initial grading, and trash cleanup, as necessary, must be completed within six (6) months of the issuance of the CLCC building permit. Exterior staining or painting is due for final inspection.
 - (ii) Final Completion: The entire project must be completed, to include the issuance of a Certificate of Occupancy from Grand County, 12 months from the issuance of the CLCC building permit is issued .

Article IV. Small Projects: (2)

- (a) Any small project listed in this Article IV requires a CLCC building permit.
- (b) Small projects shall be completed within 90 days of the issuance of the CLCC permit.

Section 4.01 Decks

- (a) All decks must comply with the requirements for setbacks, materials, and paint or stain colors. See sections 2.01 and 2.11 and Article III for those requirements.

Section 4.02 Docks (1)

Our lake is a small alpine spring fed lake. To preserve the aesthetics, clarity, and impact on the lake, there is a need to keep to the guidelines below.

In addition to the following CLCC criteria, it is the sole responsibility of the property owner to determine the applicability of all Federal, State, County and local laws, building codes, ordinances, and other requirements as they pertain to wetlands prior to any dock construction.

- (a) A dock is defined as a structure over Columbine Lake. No current dock or pier shall exceed fifteen (15) feet in length outside the owner's property line or from the average shoreline, whichever is more restrictive, and shall not exceed eighty (80) square feet in area.
- (b) The dock shall be constructed so that all exposed surfaces are of wood or wood-like material. (2)
- (c) Railings shall be of wood or wood-like material, no more than forty-two (42) inches high. (2)
- (d) No additional structure will be allowed (i.e.: roofs, permanent chairs or benches, storage boxes, etc.) on any dock.
- (e) The platform of the dock shall be no higher than two (2) feet above water level.
- (f) Footings and supports shall be constructed of concrete, galvanized steel or aluminum, untreated wood or wood-like material.
- (g) No water pumps are allowed on or near docks using lake water.
- (h) One dock per lot is allowed.
- (i) No lights are allowed on docks in keeping with our CLCC dark sky policy.

Section 4.03 Dog Pens (2)

- (a) Columbine Lake Country Club, Inc. encourages the maximum use of electric or invisible fences as they blend harmoniously with the natural surroundings. If, however, your dog requires a pen:
- (i) It will not exceed 60 inches in height.
 - (ii) Not to exceed a total of 120 square feet must be attached to a building, and only when such pens are not publicly visible from the road(s) bordering the property. Corner lots may require additional review and consideration.
 - (iii) Chain link may be used for the purposes of dog pens only and must be black or green coated, or galvanized.
 - (iv) No portion can extend beyond the rear of the structure (house/garage) and must be attached to the structure with the longest portion of the dog pen against the structure.

Section 4.04 Fences (1)

- (a) As a general rule, we discourage the construction of fences so as to promote open space and the free range of animals.
- (b) Fences must meet the following criteria:
- (i) Constructed of wood or wood like material in a style appropriate to the building architecture and in harmony with the natural environment.
 - (ii) Maintain an open (split rail, buck and 2 rail split rail) appearance with sturdy construction throughout.
 - (iii) Not to exceed 48" in height measured to the top rail
 - (iv) The posts are not to exceed more than 6" above the top rail.
 - (v) There must be no more than 120 inches, and no less than 60 inches between posts.
Welded wire (not chicken wire) may be used to line the fence (inside only), but must not protrude higher than the top rail and must be heavy gauge, black or green coated, or galvanized

Prohibited:

Chain link (except for use in dog pens), barbed wire, chicken wire, or other non-wooden materials are not allowed unless otherwise allowed under to Dog Pens section in this document. No solid or privacy fences are allowed. No fences are allowed on unimproved lots. The use of plain or decorative concrete blocks or other metal or plastic material is prohibited. No fences are allowed between the house and the lake for all lakefront property. Fences located between the house and road(s) must be decorative only with no lining of any kind allowed. Corner lots may require additional review and consideration.

Section 4.05 Re-Roofing (1)

- (a) No unfinished metal roofs will be permitted.
- (b) All roof colors must blend with other exterior color selections. Approved roof colors are brown, black, very dark green, and dark gray.
- (c) No reflective metal roofing materials are allowed.

Section 4.06 Outbuildings (sheds, playhouses, tree houses, etc.) (1)

- (a) Outbuildings are limited to one (1) structure per lot, including a detached garage.
- (b) However, two contiguous lots with the same ownership may have a total of one house, one detached garage, and one outbuilding erected on the two lots;
- (c) All architectural control requirements in effect as to special use permits, setbacks, and variance requests will apply, and all County and Special District requirements must also be met.
- (d) Regardless of meeting the front setback requirement, no outbuilding shall be placed closer to the front property line than the front wall of the house, where a house exists.

Section 4.07 Window/Doors (2)

- (a) Approval is required for any window or door replacement to verify compliance with color requirements and trash removal.

Section 4.08 Miscellaneous (2)

- (a) All antenna installations and satellite dishes/TV antennas must be kept as unobtrusive as technically possible, and the structure must be as small as the state of the art allows. Such devices will receive close scrutiny. The primary concerns are the location, visibility, color, and overall impact on the neighboring lots.
- (b) A special CLCC use permit may be obtained for the use of a trailer as temporary dwelling during construction of a permanent dwelling, not to exceed six (6) months.
 - (i) NOTE: GRAND COUNTY DOES NOT PERMIT CAMPING ON ANY PRIVATE PROPERTY. ALTHOUGH COLUMBINE LAKE COUNTRY CLUB, INC. HAS NO RULES IN PLACE TO FORBID CAMPING, SUBJECT TO CERTAIN RESTRICTIONS, PLEASE BE AWARE THAT YOU COULD BE CITED AND FINED BY THE COUNTY FOR VIOLATION OF THIS COUNTY PROHIBITION AGAINST CAMPING ON ANY PRIVATE PROPERTY, EVEN YOUR OWN.

Section 4.09 Fire Pits (1)

- (a) Fire pits, which includes campfires, must comply with the following requirements:
 - (i) Fire pits must have a diameter not to exceed 3 feet.
 - (ii) The depth must be no less than 2 feet below the rim.
 - (iii) The fire ring must be 12 inches above ground level.
 - (iv) Any rocks used for fire pit must be no less than 12 inches in diameter.
 - (v) Metal rings are acceptable.
 - (vi) The fire pit must be 10 feet from all overhead trees and limbs, and there must be a 10 foot area cleared around fire pit.
 - (vii) Water supply must be accessible to fire pit by hose or spigot.
- (b) A plot plan must be submitted with application showing fire pit in relation to house, garage, trees, etc.
- (c) Remember: Fires must be attended at all times by an adult.
- (d) No deposit is required on construction or repair of fire pits.
- (e) Slash burning is prohibited within the Columbine Lake subdivision.
- (f) Freestanding, above ground fire pits are acceptable for use in the Columbine Lake Subdivision, and do not require a permit for installation, but are subject to the following restrictions:
 - (i) Only propane or natural gas fueled devices may be used on decks but owners should take the same safety precautions as when utilizing a propane grill.
 - (ii) Freestanding wood burning or other non-gas fueled burning devices, including but not limited to fire pits, wood pellet stoves and chimeneas, may not be used on decks or other exterior wooden structures, and must meet the same setbacks and safety requirements as regular fire pits. They must not exceed 36 inches in diameter, must be 10 feet from all overhead trees and limbs, and must have a 10 foot cleared location around the pit. A water supply must be accessible to fire pit by hose or spigot.
 - (iii) It is recommended that the metal mesh screens provided by some freestanding fire pit manufacturers be used at all times.

Section 4.10 Alternative Energy Projects (3)

CLCC does not prohibit alternative and/or renewable energy generation devices, such as solar panels, or energy efficiency measures such as retractable clothes lines, attic fans, evaporative

coolers, shutters, motion detectors, or any other measure, or device meant to reduce the energy derived from fossil fuels.

CLCC does not prohibit electric vehicle charging systems, as defined as: a device, either Level 1, or 2, that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle, is designed to ensure that a safe connection has been made between the electric grid and the vehicle, and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level. An electric vehicle charging system may be wall-mounted or pedestal style and may provide multiple cords to connect with electric vehicles.

However; An electric vehicle charging system must be certified by underwriters' laboratories or an equivalent certification and must comply with the current version of article 625 of the national electrical code.

(A) "Level 1" means a charging system that provides charging through a one-hundred-twenty-volt AC plug with a cord connector that meets the SAE international J1772 standard or a successor standard.

(B) "Level 2" means a charging system that provides charging through a two-hundred-eight to two-hundred-forty-volt AC plug with a cord connector that meets the SAE international J1772 standard or a successor standard; and;

Such projects require ARC review and approval and CLCC shall consider aesthetic considerations - such as painting the electrical conduit to match the house or similar cosmetic requests. As long as whatever is requested doesn't impact the design, cost or the efficiency of the solar panels, or charging station operation significantly.

Article V. Procedures

Section 5.01 Application Checklist: (2)

A fully executed CLCC Building Request, Checklist, and Permit, as well as all information requirements requested to include all of the following in submission:

1. **Architectural Plans:** A Full set of Construction Documents and Specifications must be provided by either a Colorado Licensed Architect or Colorado Licensed Professional Engineer. Mechanical Electrical Plumbing (MEP) drawings may be omitted unless specifically required by the ARC committee. Plans must include:
 - a) A along each Side Elevation must indicate, by way of a **red line**, the Original Grade elevation, see #3 below, from which the building height is being used to calculate. This height must correlate with the original grade elevation, as shown in the survey, see #3 below where the foundation crosses the highest surveyed elevation. This elevation grade is used to determine the proposed building height. An active Colorado Licensed Professional Land Surveyor must verify the elevation at completion.
 - b) The location of all exterior lighting must be indicated by a **red circle** on all elevation diagrams. No more than 6 total light fixtures per home and no more than 3 light fixtures facing the front, lake or community property with a **total maximum of 7200 lumens** per home.
 - c) Height measurements shown on **ALL** the exterior elevations of the structure, by using the original elevation grade taken from the survey.
2. **Finishes:** Color samples for all exterior paint or stain must be submitted for approval to the ARC. An actual sample, 2' x 2' mock-up of the true color, texture or material type being used **IS** required for any exterior siding or material that is not natural wood.
3. **Plot Plan & Lot Survey:** A lot survey (less than 1 year old) by a Colorado Licensed Professional Land Surveyor (PLS) must accompany the architectural drawings and include the following:
 - a) Survey must show the natural/original grade elevations topographically, by way of red line, identify the highest original grade from which the building height will be calculated. Upon completion, once siding and roof on, and the house is "dried in" a verification of heights must be provided by the PLS who conducted the original survey.
 - b) A Plot Plan must show the location and layout of the foundation on the lot survey showing the setback distance on all sides (the distance from the property line to the closest edge of **ANY** portion of the structure, including but not limited to eaves, decks, steps, driplines, etc.). Included must be all easements as well as all utility locations / installations (gas, electric, water, sewer, etc.) Utilities for new construction must be installed underground.

- c) Plot plan must show all eaves and overhangs. Any attached protrusions from the structure must be shown as a dotted line and clearly labeled.
 - d) Plot plan must show the location of the off-street parking spaces for three (3) vehicles (each space must be a minimum of 10' x 20').
 - e) Plot plan must show the location where snow will be pushed from the driveway/ parking area. (Snow cannot be pushed from the property into the road, adjacent property or CLCC property).
 - f) The following setback verifications by a licensed Colorado surveyor are required
 - (i) An intermediate setback verification once forms are installed and prior to concrete being poured to determine foundation will be in the correct location. Documentation must be provided to the GM and approved by GM before work can continue.
 - (ii) A final setback verification survey must be provided to CLCC prior to final inspection to confirm structure was built within the setback requirements and according to the building plans.
 - g) The following height verifications by a PLS are required
 - (i) An intermediate height verification once trusses are installed and prior to roof decking, ice and water shield and final roof material can be installed, to determine height will be within the maximum allowable height of 26' above original grade. Documentation must be provided to the GM and approved by the GM before work can continue.
 - (ii) A final height verification survey must be provided to GM prior to final inspection to confirm structure was built below the maximum height requirement and according to the building plans.
4. **Landscaping:** A landscape sketch is to be submitted detailing any drainage and or culverts that may be needed (must be a minimum of 12" in diameter). The ARC may determine the need for any culverts and or drainage. Grading and re-vegetation must be detailed in this plan and accompanied by a written description.
 5. **Owner Signature:** The Building Request, Checklist, and Permit must be signed by all owner/owners of the home and lot. The owner is responsible and accountable to make the contractor and others working on the project aware of the approved plans, CLCC rules and regulations for the construction process. The owner is ultimately responsible for those that are contracting in the building process complying with the CLCC rules and regulations.
 6. Only applications that contain **ALL** of the above required detail and information and signed by the owner(s) will be accepted by the GM and put forward to the ARC committee for consideration.
 7. Applications that wish to be considered in any forthcoming ARC committee meeting, must be submitted five (5) days prior to that meeting. Late applications shall be held and submitted for consideration at the next available ARC committee meeting.
 8. Rejected applications shall require a newly signed and updated application form and will be considered at the next available committee meeting.
 9. All required deposits and fees must be submitted with the plans and permit application. A deposit will be required for construction of a house, an addition, a garage, and other such projects as deemed appropriate by the ARC.

Fees and deposits for A New Build:

- A non-refundable, fee of \$4.00 per total square foot
- A non-refundable road repair fee of \$250
- A refundable \$1500 landscaping, grading and trash removal deposit, refundable upon a passed final inspection.

Fees and deposits for an addition, an attached garage and other such projects as deemed appropriate by the ARC:

- A non-refundable fee of \$100 for projects up to 100 square feet
- A non-refundable fee of \$750 for projects of 101-200 square feet
- A non-refundable fee of \$750 plus \$2 PER square foot for each square foot over 200 for projects greater than 200 square feet
- A refundable fee of \$1500 landscaping, grading and trash removal deposit, refundable upon a passed final inspection

Fees and deposits for an unattached garage:

- A non-refundable fee of \$450 flat fee for garage build
- A refundable fee of \$1500 landscaping, grading and trash removal deposit, refundable upon a passed final inspection

10. Any additional information requested by the ARC must be provided by the builder or owner.

11. Any refund of deposit will be made to the owner who is of record at the time the refund is due.

Section 5.02 Application Approval or Disapproval

- (a) Project approval expires one year from the approval date; if work on the project has not begun.
- (b) A decision on the application will be made by the ARC within thirty (30) days from the date that a complete application, as defined herein, has been submitted.
- (c) Disapproval of an application may be solely on the basis of the failure of the builder or owner to submit a complete application or provide the ARC with requested information.
- (d) The ARC will supply reasons for any disapproval.
- (e) The ARC will return the complete application and attachments, in the event it is disapproved.
- (f) The ARC will retain the complete application when the project has been approved, and may retain the building plans for future reference.

Section 5.03 Changes or Variations (1)

- (a) Approval is conditional on the builder or owner following the submitted plans and specifications, without variation.
- (b) If it is necessary to vary plans and specifications, approval must be obtained from the ARC for any proposed change.
- (c) If building is attempted in variation from the approved plans and specifications, the owner may be fined a penalty, amount to be determined by the Board of Directors, consistent with Section 5.04, and legal action for immediate injunctive relief may be instituted.

Section 5.04 Appeals and Hearings

- (a) An appeal to an ARC decision shall be to the Board of Directors of CLCC, and shall be in written form, accompanied by the disapproved application, or may be made in person at a regular meeting of the Board of Directors.
- (b) A building variance request must be supported by definite site problems that cannot be otherwise resolved.
- (c) The Board of Directors shall make its decision on the appeal within thirty (30) days from the time the appeal is received. The Board of Directors may continue the appeal hearing or extend this period in its discretion.
- (d) The decision of the Board of Directors shall be final.
- (e) In accordance with the Hearing Policy and Procedures, a property owner shall be entitled to notice and an opportunity for a hearing prior to imposition of any fine under Section 5.04 below.

Section 5.05 Completion

Project completion includes the following steps for new buildings and small projects (as defined in this document). These do not apply to approved minor and existing improvements.

Return Permit

When the work, as defined on the approved permit, is completed, the permit is returned to the GM at the CLCC office.

Final Inspection

The GM (with members of the ARC) then visit the property for final inspection to confirm that the work completed is per that approved building permit..

If the inspection finds the project completed, the homeowner receives a notice from the GM that the project has been completed per the approved building permit and is finalized and deposits are returned.

If the inspection finds the project is not completed, the GM will notify the homeowner, listing the deficiencies. The homeowner must resolve the deficiencies, and re-inspection find the project completed, within 30 days from that notification date. (2)

Section 5.06 Complaint Process

Complaints from the community or staff must be filed within 7 days of the occurrence or observation of a violation. The following complaint form link will give you access to the Web based complaint form that must be filled out with as much detail as possible.

1. Egregious violations, such as but not inclusive of, failure to acquire a permit, failure to follow permitted plans, , infringement or potential damage to community or adjoining private property will result in a “Stop Work Order” effective immediately and will remain in place until resolved.
2. Details must lead to the identification of the Violator(s) such that the complaint can be processed.
3. Pictures and or witnesses must confirm the violation.
4. Addresses and or ID of the violating vehicle(s) from which the violators are connected must be provided.
5. Validation of the complaint will be completed by the CLCC Staff/ARC/HOA Board
6. The Property Owner(s) for which the complaint applies will be notified, at the phone number and email on file in AppFolio, prior to any action and given 7 Days to dispute.
7. Do not engage violators for safety reasons.
8. The complainant will remain anonymous if requested.

Complaint form

The complaint form may be available at this web site:

<https://docs.google.com/forms/d/e/1FAIpQLSdoEYXpqnqpdorTU9E5eSPJnAanfMgZS4sPzNy6PssV7MFAMA/viewform>

If the above does not work, or as alternative, the complaint form is available from the office or GM.

Section 5.07 Definitions

Term/Initials	Definition
CLCC	Columbine Lake Country Club, Inc.
ARC	Architectural Review Committee
GM	General Manager of CLCC, or temporary designate
PLS	Colorado Licensed Professional Land Surveyor
PE	Colorado Licensed Professional Engineer
Building Height	Vertical distance from the original grade to the highest point of the building above the Original Grade measured next to the foundation, not including chimney or roof vents, The maximum height of the structure shall not exceed 26 feet.
Original Grade	Elevation, based on a survey by a PLS, of the ground elevation prior to any dirt being on moved on the property. Fill dirt placed during construction will not change the Original Grade
Final Height	No point on the structure (excluding chimneys and vents) shall exceed 26 feet above the highest point of the original grade next to the foundation. This point will be marked by a reference elevation marker
First Story	The bottom level is considered the first story if it contains an egress door, including but not limited to a passage door, garage door, patio door, sliding door, or if any portion protrudes from original grade for more than 4 feet at any point.
Fill Dirt	When fill dirt is used to elevate the grade, ALL measurements and restrictions will apply from the pre-fill original grade. Fill dirt will not change the definition of Original Grade.

Section VI Fine Structure

Section 6.01 General

The following multitier fine structure applies to violation(s) of CLCC Building Criteria and Information. It is important to note that it is not the intent of the HOA to issue fines and owner privilege suspensions but rather to highlight the importance of following the regulations to maintain a beautiful and appealing CLCC community.

- (a) Violation(s) are defined as failure to follow the Regulations as noted in most recent version of the CLCC Building Criteria and Information.
- (b) The Board of Directors shall determine the fine structure.
- (c) These fines can be applied to violations by Owners, Family, Guests, Short Term Renters, Long-Term Renters, Vendors and Contractors.
- (d) CLCC Owners alone are responsible for their properties and all violations related to their properties regardless of who occupies, uses, rents or provides services or work for such properties. Owners have the responsibility to advise any party associated with their properties of the CLCC Regulations. Non-compliance with those regulations by the owner or by anyone other than the owner will result in consequences only to the CLCC property Owner.
- (e) Refer to the Red Highlighted Violation Class contained within each applicable Regulation in the Building Criteria.
- (f) Egregious violations, such as but not inclusive of, failure to follow permitted plans, failure to acquire a permit, infringement or potential damage to community or adjoining private property will result in a "Stop Work Order" effective immediately and will remain in place until resolved. All associated fines will apply as defined by the Building Criteria and Information here in contained during the "Stop Work Order".
- (g) Note that the warning letter for a Class 5 Violation does not have an associated fine unless unresolved in the 30 day remediation window.
- (h) Failure to remediate a violation within 30 days of notification will result in escalation to the next Violation Level.
- (i) Repeating a Violation Class will accelerate the severity of the fine and associated loss of CLCC privileges where noted. Penalties will increase as described for repeated Class Violations.
- (j) After a violation free period of one year or after the Suspension of Owner Privileges completes its term, whichever has the latest termination date, the violation history resets itself to zero.

Section 6.02 Fines for each Classification

Violation Class	Violation Level 1	Violation Level 2 (30 days after Notification)	Violation Level 3 (60 days after Notification)	Violation Level 4 (90 days after Notification)
Class 1 Violation: Once notified (email, certified letter etc.) of a violation, escalation to the next level will occur upon the next Class 1 Violation or failure to remediate the initial violation within 30 days.	Fine: \$500.00	Fine: \$250.00	Fine: \$50.00	Fine: \$50.00 to be assessed every 14 days for each new, same class violation, or until such time that there is resolution of the recurring offence. Suspension of Owner Privledges will be for 12 months from the date of escalation to a Violation Level 4.
Class 2 Violation: Once notified (email, certified letter, etc.) of a violation, escalation to the next level will occur upon the next Class 2 Violation or failure to remediate the initial violation within 30 days.	Fine: \$250.00	Fine: \$100.00	Fine: \$50.00	Fine: \$25.00 to to be assessed every 14 days for each new, same class violation, or until such time that there is resolution of the recurring offence. Suspension of Owner Privledges will be for 6 months from the date of escalation to a Violation Level 4.
Class 3 Violation: Once notified (email, certified letter, etc.) of a violation, escalation to the next level will occur upon the next Class 3 Violation or failure to remediate the initial violation within 30 days.	Fine: \$50.00	Fine: \$50.00	Fine: \$25.00	Fine: \$25.00 to be assessed every 14 days for each new, same class violation, or until such time that there is resolution of the recurring offence. Suspension of Owner Privledges will be suspended for 3 months from the date of escalation to a Violation Level 4.