

**AMENDED AND RESTATED DESIGN REVIEW STANDARDS
VALLECITO VALLEY SECOND ADDITION PROPERTY OWNER'S ASSOCIATION, INC.
(November, 2024)**

A. Purpose.

The purpose of the Revised and Restated Design Review Standards (the "Standards") and Article 6, Architectural Review Committee, of the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Vallecito Valley Second Addition recorded at Reception No. 1205404 on January 24, 2022 (the "Declaration") is to insure that a degree of conformity of design and building material use, along with a harmonious interaction of structure with the natural setting of Vallecito Valley Second Addition will be maintained in perpetuity. These Standards, among other things, supplement the Declaration and set forth the specific procedures and steps for submittal and establish architectural standards. Applicants are referred to Article VI of the Declaration that generally states the authority and purpose of the Architectural Review Committee. To the extent there is a conflict between the Standards and the Declaration, the Declaration governs.

B. Enforcement.

The terms and conditions of these Standards shall be enforced by the Board of Directors of the Vallecito Valley Second Addition Property Owners Association, Inc. (the "Association"). Failure to comply with the Architectural Review process as outlined herein and in the Declaration, or failure to build according to approved plans will result in a stop work order from the Association. Should it become necessary, the Association may seek a court-ordered injunction to stop work until the owner has complied with these Standards.

C. Application Requirements.

1. The committee requires receipt of a copy of all approved building, floodplain, and other permits required by La Plata County, state, and federal regulations in regard to the proposed alterations or improvements in order to issue a final approval. Until such time as any such permits have been received and reviewed, the Committee shall not issue final approval of the plans and the Applicant shall not be authorized to proceed in any manner with the proposed alterations or improvements, including filling, excavating, grading or other physical alteration of the lot.
2. The Committee may require such detail in plans and specifications submitted for its review as it deems proper including without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Note that a full ARC application must be submitted to the Committee, including application form, drawings including dimensioned plans and elevations, wall material and color sample, and roofing sample. **(SEE ADDENDUM #2 for submission requirements)** Incomplete submissions will not be reviewed and acted upon by the Committee. *While the advance selection of colors is desirable, if colors are not known at the time of application, they may*

be chosen at a later time, provided they are submitted for approval before any of the colors or materials are applied.

3. In addition, the Committee may condition its approval of proposals or plans and specifications for any improvement as follows:

1. Upon the Applicant furnishing the Association security and/or insurance acceptable to the Association against any mechanic's liens, workmen's compensation claims, general liability claims, and any other type of claim that may arise from said improvement that might affect the Association, its members or the common area.

2. Such changes to said improvements as the Committee deems appropriate, including the requirement of submission of additional plans and specifications or other information prior to approval or disapproval of material submitted.

D. Process Rules.

1. The Committee shall consider and act upon any and all plans and specifications submitted for its approval pursuant to the Declaration and these Standards and perform such other duties as the Board of Directors of the Association (the "Board") shall from time-to-time assign to it, including the inspection of construction in progress to assure its conformance with plans approved by the Committee.

2. The Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby in the locations indicated will not be detrimental to the appearance of the surrounding area of Vallecito Valley Second Addition as a whole; that the appearance of any structure affected thereby will be in harmony with the surrounding structures, that the construction thereof will not detract from the beauty, wholesomeness or attractiveness of Vallecito Valley Second Addition or the enjoyment thereof by the members.

3. The address for submission of such plans and specifications shall be: arc@vallecitovaleley2.com. An alternative physical address may be acquired by contacting: board@vallecitovaleley2.com.

4. The owner submitting the plans ("Applicant") shall obtain a written, dated receipt for the plans and specifications from an authorized agent of the Committee only when a full and complete application with all required documentation is presented to the Committee. **(SEE ADDENDUM #2 for submission requirements.)** Applicant must submit a complete application and all requisite documentation in order for the ARC to begin review and provide Applicant with a receipt of submission. An incomplete submission does not begin the review period.

5. Decisions of the Committee and the reasons therefore shall be transmitted to the Applicant in writing via email or at the address set forth in the application for approval. For new construction of any structure, the Applicant must submit materials according to the **Pre-Build Requirements** listed in **Addendum #2**. Committee response time will be within thirty (30) calendar days from receipt of a complete submission. The Applicant will be advised as soon as possible after their initial submission as to whether or not the application has been deemed incomplete, and the reasons for incompleteness.

In the case of a complete application where a receipt of submission has been issued to the Applicant and the thirty (30) day review period has begun, if additional information is deemed necessary by the Committee, the thirty (30) day review period will be paused until the Committee receives the requested and required materials from the Applicant that render the submission complete once again. Once the submission has been rendered complete again by the Committee, the time clock will resume from the place it was paused in order to track a total of thirty (30) days maximum. In the event an application requires a variance and the Committee submits a variance request to the Board on behalf of the applicant, as provided for in Paragraph J below and Section 6.7 of the Declaration, an additional 7 days will be added to the thirty (30) day period in order to accommodate the time required for the Board to review and provide written notification as to whether or not the variance request has been approved.

Applicants may submit the **Build Requirements** and **Post Build Requirements (See Addendum #2)** at any time after the initial **Pre-Build Requirements** have been submitted. The Committee response time for **Build** and **Post Build** portions of the application is twenty (20) days from the date of receipt of all requisite materials, plus any additional materials requested by ARC. When additional materials are requested by ARC, the twenty (20) day review period will pause until the materials have been submitted at which time it will start up again to track a total of twenty (20) days maximum. Any variances requested will add 7 days to the review period.

The Committee will respond to all other new, non-structure improvement approval requests within a twenty (20) day period from receipt of a complete application.

6. Any application submitted pursuant to these Standards shall be deemed approved, unless written disapproval or a request for additional information or materials by the Committee shall have been transmitted to the Applicant within twenty days after the date of receipt given by the Committee for such application or request for additional materials.
7. No exterior construction, alteration, addition, modification, decoration, redecoration or reconstruction of an improvement in Vallecito Valley Second Addition shall be commenced or maintained until the plans and specifications therefore shall have been submitted to the Committee and approved in writing by the Committee. Provided, however, that any improvement may be repainted without Committee approval, so long as the improvement is repainted the identical color which it was last painted, as approved by the Committee. The general maintenance and repairs of the existing structure will be allowed as long as the original appearance is maintained and not compromised.
8. The Applicant shall have six (6) months from receipt of written approval from the Committee of the submitted proposals, plans and specifications to commence the approved work. Failure to commence such work within six (6) months of the Committee's written approval shall result in such approval becoming null and void.
9. The Applicant shall have twelve (12) months from the date of written notification by the Committee of the final approval of plans to complete the construction of a dwelling, the proposed alterations, or the improvements unless the Committee shall agree to a longer time for completion. Completion of the dwelling, alterations or improvements shall include all exterior work, as approved by the

Committee. Landscaping shall be completed in a timely manner as weather conditions permit and in no more than eighteen (18) months after final written approval was originally granted. Completion of the alterations or improvements shall also include final grading and the removal of all construction equipment, ladders, machinery, trailers, building materials, trash and other debris. In the event the Applicant fails for any reason to complete the approved alterations or improvements within the provided one-year period, and provided the Applicant has received no extension of time from the Committee to complete the approved alterations and improvements, Applicant shall immediately remove all construction equipment, ladders, machinery, trailers, building materials, trash and other debris and restore the surface of the lot to its original condition as much as possible.

D. Appeals.

If an application is not approved by the Committee, the applicant may appeal such decision to the Board for review. The decision of the Executive Board on appeal shall be final.

E. Limits on Submittals.

Only one application per lot may be submitted in any 30- day period, provided that no additional applications may be submitted after such 30-day period if there is a pending application awaiting approval or there is an approved application for which the approved improvements have not been completed to the satisfaction of the Committee. The ARC shall have the authority to waive the 30-day limitation period for special circumstances, as determined by the ARC. Applications may not be submitted at any time while an Owner is not in good standing with the Association, unless authorized by the Board.

F. No Waiver.

The approval of the Committee of any proposals, plans and specifications or drawings for any work done or proposed or in connection with any other matter requiring the approval and consent of the Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent to any similar proposals, plans and specifications, drawings or matter whatsoever subsequently or additionally submitted for approval or consent.

G. Compensation of Members.

The members of the Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred in the performance of the duties hereunder.

H. Correction of Defects.

Inspection of work and correction of defects therein shall proceed as follows:

1. The Committee or its duly authorized representative may at any reasonable time inspect any improvement for which approval of plans is required under these Standards; provided, however, that the Committee's right of inspection of the improvement for which plans have been submitted and approved shall terminate sixty (60) days after such work of improvement

shall have been completed and the Owner shall have given written notice to the Committee of such completion. The Committee's rights of inspection shall not terminate pursuant to this paragraph if plans for the work or improvement have not previously been submitted to and approved by the Committee. If, as a result of such inspection, the Committee finds that such improvement was done without obtaining approval of the plans therefore or was not done in substantial compliance with the plans approved by the Committee, it shall notify the Owner in writing of failure to comply with these Standards within thirty (30) days from the inspection, specifying the particulars of noncompliance. The Committee shall have the authority to require the Owner to take such action as may be necessary to remedy the noncompliance.

2. If upon the expiration of sixty (60) days from the date of such notification of noncompliance, the Owner fails to remedy such noncompliance, the Committee shall notify the Board in writing of such failure. Failure to comply with the Standards is a violation of the Association's governing documents, and applicant shall be subject to a hearing and levy of fines or other legal action by the Board pursuant to the terms and conditions of the Declaration and Association Governance Policies and Procedures. Among other things, noncompliance may result in the levy of a fine and/or such other legal action as may be necessary for the Association to remove the noncomplying improvement or otherwise remedy the noncompliance. Owner shall be liable to the Association for all costs incurred by the Association in taking corrective action and Owner shall reimburse the Association for the costs of same, including any attorney fees.

If for any reason the Committee fails to notify the Owner of any noncompliance with previously submitted and approved plans within sixty (60) days after receipt of said written notice of completion from the Owner, the improvement shall be deemed to be in accordance with said approved plans.

I. Specific Standards.

In addition to all requirements relating to improvements placed on a lot set forth in these Standards, the Declaration and those required by the County of La Plata the following specific Standards shall be adhered to unless a variance is granted:

1. Spatial Limitations. In addition to compatibility with nearby structures, it is the goal of the Association to preserve a feeling of openness and green space throughout Vallecito Valley Second Addition. In order to achieve that goal, the following spatial limitations shall apply to all structures:

- (a) **Footprint.** The total footprint for all structures on a lot shall not exceed twenty percent (20%) of the total lot size, including easements and other setback areas. The footprint shall include all living spaces, garages, storage sheds, greenhouses, other outbuildings, and covered decks, covered balconies and covered walkways, but shall not include uncovered patios, decks or walkways.
- (b) **Habitable Floor Space.** No main residential structure shall be permitted on any lot, the habitable floor space on the ground floor level of which, exclusive of basements, porches and garages, is less than eight hundred (800) square feet.
- (c) **Frontage Width.** The total frontage width for all structures on a lot shall not exceed seventy percent (70%) of the lot frontage width, including side utility easements, as measured at the widest frontage width of the structure(s) footprint.

- (d) **Frontage Setback.** All structures shall be located at least thirty-five feet (35') from the front lot line, provided that a single one-story attached or detached garage not exceeding thirty-two feet (32') in frontage width and seventeen feet (17') in height may be considered at a location as close as twenty feet (20') from the front lot line.
- (e) **Side and Rear Setbacks.** All structures shall be located at least ten feet (10') from all side and rear lot lines, provided that all structures on lots adjoining Vallecito or Boletus Creek shall also be at least sixty feet (60') from the top of nearest bank of such creeks, excluding any area of the lot extended into the creek channel by the placement of fill material or other modification of the creek bank.
- (f) **Height.** The height restriction for any structure shall be two stories, not exceeding a total height of twenty-five feet (25') from first floor grade to the highest-most ridge line of the residence.

For good cause shown, variances to these limitations may be obtained pursuant to Paragraph J below and Section 6.7 of the Declaration.

2. Atypical Structures. In general, flat roof, geodesic dome or other atypical structures will not be approved.

3. Dimensional Relief. All front elevations shall have a minimum of two (2) breaks or similar dimensional relief so that a flat appearance is eliminated.

4. Setbacks. These Standards, the Declaration, plat, and La Plata County codes shall be adhered to in regard to all setbacks from lot and boundary lines and drainage and utility easements and where there is more than one applicable setback, the most restrictive setback shall apply.

5. Surfacing. All driveways, approaches and parking areas shall consist of gravel or pavement.

6. Parking. All lots shall have thereon a minimum of four (4) parking spaces. Garages and driveways shall count as parking spaces. None of the four spaces shall be allowed on or alongside the street.

7. Drainage. All drainage shall comply with existing La Plata County standards and be such that drainage shall be diverted toward available drainage locations and minimized onto neighboring properties.

8. Filling, Excavating, Grading, Surfacing. No filling, excavating, grading, surfacing or other physical alteration of the surface of a lot shall take place without prior written approval of the Committee. Alterations of the banks of Boletus, Middle or Vallecito Creeks, shall be in compliance with county, state and federal regulations and any necessary approval permits or receipts thereof shall be submitted to the Committee as part of the application for approval. At the Committee's discretion, the provisions of this paragraph shall not apply to normal landscaping activities, minor exterior home improvement projects, the resurfacing of existing driveway, walkway and parking areas with the same materials, or the maintenance of existing bank stabilization structures.

9. Tree Removal. Trees of greater than six inches (6") in diameter, measured twelve inches (12") up from grade, shall not be cut or tree roots disturbed by trenching on a lot without prior approval of the Committee. Trees shall not be removed from a lot without prior Board or ARC approval. (See

addendum #4 for the tree removal approval form.) Dead trees are a fire and safety hazard to the Association and shall be removed promptly.

10. Exterior Finish.

- (a) With the exception of authentic or simulated wood, no house shall be 100% constructed of any one material; combinations of different materials shall be used on surface exteriors so as to break up surfaces and provide accents.
- (b) Exterior house colors shall blend with the natural surroundings of the environment in the Vallecito Valley Second Addition subdivision. Natural, muted, earth tone colors shall be encouraged, and no bright or vivid colors shall be allowed.
- (c) The Association requires that non-combustible roofing be installed on any new structure or any existing structure whose roof requires resurfacing. All non-combustible roofing installed must be rated in accordance with County guidelines for non-combustible roofing.
- (d) Any addition or alteration of a chimney structure shall be configured and installed with a spark arrestor chimney cap and be compliant with state and local La Plata County regulations.

11. Fencing. In order to preserve a feeling of openness and green space throughout Vallecito Valley Second Addition, all property lines shall be kept free and open to as great a degree as possible. No fencing shall be erected on any lot at any time without the prior approval of the Committee, provided that temporary fencing may be utilized from time to time to protect young trees and other plants. In determining whether to approve a request to place a fence upon a lot, the Committee will take into consideration the following fencing Standards:

- (a) Fencing shall be constructed of materials consistent with the adjacent structure with the goal of blending with the surroundings. Accordingly, the emphasis is on materials, color and design that minimize limitations on visibility and promote openness. As such, a wooden split-rail fence would in most cases be acceptable, whereas a solid wooden privacy fence would not.
- (b) All fencing must be located on or within the boundaries of the property lines of the lot.
- (c) Fencing shall not exceed four (4) feet in height.
- (d) Fencing shall not be placed on or across any portion of the dedicated walkway easements along Vallecito, Boletus and Middle Creeks.

Any fencing, on or within the boundaries of the property lines of the lot, existing or approved prior to the effective date of these Revised and Restated Standards shall be considered in compliance with these Standards provided; however, that any future alterations or improvements to such fencing must comply the above fencing standards.

12. Storage Sheds. A single outside shed for the purpose of storing lawn and garden, fire-fighting, snow removal, and other tools and equipment necessary for normal property maintenance may be allowed, provided that such shed meets the following Standards:

- (a) The shed shall be no larger than ten feet (10'-0") x fourteen feet (14'-0") in size, with a height no greater than fourteen feet (14'-0"), as measured from the highest point of the roof to the lowest adjacent grade.
- (b) The shed shall be constructed on a slab, pier and beam, rock, or stem wall foundation.
- (c) The shed shall not have a sanitary sewer connection and shall not serve as a living space.
- (d) The addition of the shed does not cause the total footprint of all structures on the lot to exceed the total structural footprint area provided for in Paragraph I(1)(a) above.
- (e) The shed shall be located within all building setbacks and placed out of public view as much as possible.
- (f) The shed shall match as much as possible, as determined by the Committee, the architectural style of the applicant's home, including the use of the same or similar wall materials and colors.
- (g) The shed shall have the same, or similar, roof material and color, and have the same roof slope as the applicant's home, as much as possible, as approved by the Committee.

13. Detached Garages: All detached garages, defined as larger than 10' x 14' (shed size limit), shall match the approved residence in design, color, and materials, and be permanently affixed to the ground via stem wall, slab, or footers.

14. Tarps. Tarps used for long term (more than two weeks) covering of belongings, firewood, construction equipment, etc. outdoors, should be of muted earth tone color - green or brown, and not blue, red, yellow, silver, etc.

15. Exterior Decorative Objects. Exterior decorative objects, whether separate from or attached to an existing structure and whether natural or man-made, which were not approved as part of the original construction or landscape design, may not be placed, installed or erected without the prior approval of the Committee.

- (a) **Exterior decorative objects.** Include, but are not limited to, such items as plaques, signs, weathervanes, iron and other metal works, sculptures, fountains, arbors, wagon wheels, driftwood, logs, boulders and free-standing poles of any type. The Committee will evaluate all proposed exterior decorative objects solely in terms of general appropriateness, aesthetics and visual impacts in order to prevent such objects from negatively affecting adjoining properties, common areas or the neighborhood as a whole. Among other things, exterior decorative objects will be considered based on their size, quantity, color, materials, location, compatibility with adjacent structures, and visual impacts to adjoining properties, common areas and the neighborhood as a whole.
- (b) **Holiday decorations.** Holiday decorations are generally exempt from this requirement but shall not be displayed for more than forty five (45) days before or thirty (30) days after the holiday has occurred.
- (c) **Flags.** The display of flags shall be limited to two current official United States flags and/or one current official US flag and one current official state flag not exceeding three feet by five feet (3' x 5') in size and hung from either attached poles not exceeding six feet (6') in length or from a single free-standing pole not exceeding twenty feet (20') in height. The

display of service flags shall be permitted as provided under CCIOA 38-33.3-106.5. Service Flags (such as Armed Forces Branch, or Blue Star/Gold Star Mothers) are permitted provided that such flags shall not exceed three feet by five feet (3' x 5') in size. The poles supporting these flags shall not exceed twenty feet (20') in height if only holding this type of flag. If a United States flag is in the vicinity, the pole displaying the Service Flag must be shorter. Drawings showing the location of these items on the Lot and in relation to existing structures shall be presented to the Committee to support the installation approval.

- (d) **Political Signage.** No more than one political sign per ballot issue or political office may be displayed within the boundaries of a Lot provided that such signs are no more than thirty six inches by 48 inches (36" x 48") and provided that no political signs may be displayed earlier than forty five (45) days before the day of an election or later than seven (7) days after an election day.

The Committee, upon receipt of a written request for consideration of the approval of an exterior decorative object, shall have the discretion to approve such request without requiring the submittal of a formal application if, in the opinion of the Committee, the size, quantity and nature of the proposed exterior decorative object does not warrant a full review. Except as otherwise provided under Colorado law, the Committee reserves the right to require the removal of any exterior decorative object, regardless of size, quantity or nature, if it is deemed to be offensive or a nuisance to adjoining properties, common areas or the neighborhood as a whole.

16. Recreation Vehicles. No recreation vehicles, including motorhomes, travel trailers, fifth wheels, pop-up campers and truck campers, shall be placed on any lot without the prior written authorization of the Committee. In addition to all requirements relating to the placement of recreation vehicles on a lot set forth in these Standards, the Declaration and those required by the County of La Plata, the following specific standards shall be adhered to unless a variance is granted:

- (a) **Frontage Setback.** All recreation vehicles shall be located at least twenty feet (20') from the front lot line.
- (b) **Side and Rear Setbacks.** All recreation vehicles shall be located at least ten feet (10') from all side and rear lot lines, provided that all recreation vehicles on lots adjoining Vallecito or Boletus Creek shall also be at least sixty feet (60') from the top of nearest bank of such creeks, excluding any area of the lot extended into the creek channel by the placement of fill material or other modification of the creek bank.
- (c) **Driveway and Parking.** The driveway, approach and parking area or pad site for any recreation vehicle shall be treated with an appropriate surface of gravel or pavement.

17. Playground Equipment; Trampolines; Recreational Facilities. Play equipment such as basketball hoops, trampolines, jungle gyms, and recreational facilities such as pools, courts etc. must be approved by the Committee. Muted colors rather than bright colors are preferable. Lighting shall be minimal and low to the ground and noise shall be minimized to the greatest extent possible.

J. Variances.

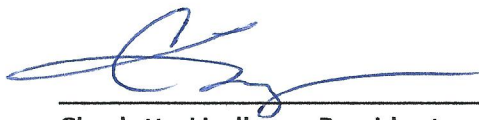
The Committee is not empowered to approve variances, but they may recommend to the Board variances from compliance with any of the architectural provisions of these Standards, including restrictions on height, size, floor area or placement of improvements, or similar restrictions, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations may require. Such variance requests must be evidenced in writing, must be agreed upon by a majority of the members of the Committee, and must not violate La Plata County code and regulations. The variance request shall be provided to the Board for approval at a meeting of the Board. If any such variance is granted, no violation of the provisions of these Standards Guidelines shall be deemed to have occurred with respect to the matter for which the variance is granted. The granting of such a variance shall not operate to waive any of the terms and provisions of these Standards for any purpose except as to the particular property and particular provision hereof covered by the variance. The granting of a variance in one instance shall not establish precedence and shall not serve as a basis for subsequent variances with respect to other lots. The granting of any variance shall not affect in any way the Applicant's obligation to comply with all governmental laws and regulations affecting his/her use of the lot. Any setback variance granted must be consistent with and not in violation of setbacks required by the County of La Plata.

K. Guideline Changes, Additions, or Amendments.

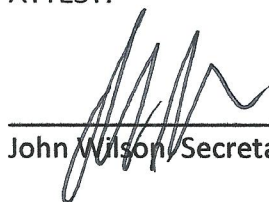
These Standards are meant to be dynamic in nature. The Committee may submit recommendations to the Board for changes, additions, deletions or clarifications to these Standards. The Board has the authority to amend these Standards from time to time as deemed necessary; provided, however, that any such proposed amendment to the Standards is included on the agenda of a duly called meeting of the Board at which such amendment is considered and copies of the proposed amendment are made available to any Owner who requests same.

CERTIFICATION:

Certified to be the Design Review Standards adopted by the consent of the Board of Directors of the Vallecito Valley Second Addition Property Owners Association, Inc., September 5, 2023.

 11/5/2024
Charlotte Lindborg, President

ATTEST:

 05 Nov 2024
John Wilson, Secretary

VALLECITO VALLEY SECOND ADDITION PROPERTY OWNERS ASSOCIATION, Inc.

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Addendum #1

**Road, Pathway, Utility and Common Area
Damage Repair Agreement**

In consideration of the Vallecito Valley Second Addition Property Owners Association, Inc. ("Association") allowing the use of the Vallecito Valley Second Addition road and path system, utilities and common area during construction or otherwise, the Lot Owner ("Owner") hereby agrees that should Owner, his contractor, subcontractors, agents, employees or any other person or entity performing construction related services for him in any way cause any type of damage to the Vallecito Valley Second Addition road or path system, utilities or common area, that he shall repair the same to the condition it was in prior to said damage. Said repairs shall be made immediately after damage occurs as otherwise agreed upon by the Owner and the Association. Also, should Owner and/or his contractor, subcontractors, agents, employees or any other person or entity performing services on behalf of Owner cause any type of liability to be incurred by the Association, then Owner agrees to indemnify and hold the Association harmless for any damages incurred by the Association as a result thereof.

If it becomes necessary for the Association to repair said damages, then Owner shall immediately reimburse the Association for same.

Should it become necessary for the Association to incur legal or other costs to collect for the costs to repair said damages, or pay for enforcement of liability provisions, then Owner shall pay Association for all such costs, including attorney fees and costs of suits.

Date: _____

Owner (printed name): _____

Address / Lot Number: _____

Owner Signature: _____

Vallecito Valley Second Addition Property Owners Association, Inc.

Board Member (printed name): _____

Board Member Signature: _____

VALLECITO VALLEY SECOND ADDITION PROPERTY OWNERS ASSOCIATION, Inc.
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Addendum #2

Architectural Review Committee (ARC)
Improvement Build Application Process and Submission Requirements

All ARC submissions to be considered must contain the following elements:

Pre-Build Requirements

- I. All required elements of a "Site Plan" submitted shall be to scale
 - a. Drawing of the lot depicting structure(s) locations, dimensions of structures to be constructed inclusive of residence, garage, shed and relevant new and existing structures with all structure setback dimensions noted
 - b. Notation of the trees to be removed as previously approved by the tree removal form which must be approved by an ARC or VVII board member
 - c. Drainage plan notating grade height relevant to water shed away from habitable residence, garages and other structures
 - d. Driveway plan noting approaches to the residence, garage(s), shed(s) complete with relevant estimated dimensions
- II. "Structural elevation" drawings and descriptions
 - a. Front, 2 sides, and back elevation drawings required
 - b. Dimensions of critical elements noted on relevant elevation drawings s.a. roof height from grade
 - c. Structure footprint(s) with dimensions of all structures to be constructed AND previously existing on the lot
 - d. Calculation of Structural square footage/Lot Size Dimension square footage = % of lot & must be noted on the elevation drawings
 - e. Identify the combination of materials to be used for the vertical surfaces
- III. "Floor Plan" of all structures to be constructed s.a. habitable space, garage, storage structure as applicable
- IV. Copy of the "Building Permit" as required by La Plata County
- V. "Builder information" shall include Builder or General Contractor Name, License #, Email Address, Phone Number

Build Requirements (to be submitted no later than framing completion and prior to constructing such elements in VI. – VII. below)

- VI. Samples of "Exterior Materials" and colors to be used on the structures being constructed including Roofing Material (if actual samples do not exist please provide relevant photos, brochures and intelligible details)

VII. Copy of the Certificate of Occupancy

Post-Build Requirements

- VIII. "Fencing Plan", if applicable, with dimensions and relevant description of fence design and materials added to the Site Plan in I. above
- IX. "Driveway plan", updated from I.e., complete with dimensions and material sample or descriptions inclusive of # of parking locations depicted
- X. "Landscaping plan" // Note: descriptions of actual plants to be added are not required
 - a. Utilizing the most updated Site Plan, complete with the top view of all structures constructed including depiction of the Fencing plan (VIII.) and Driveway Plan (IX.)
 - b. Top view drawing of all landscaping design elements to be added, or removed, with relevant materials and descriptions noted (s.a. mulch, gravel, flower bed borders, driveway borders, etc....)

The ARC requests that all elements of the Design Review Standards be provided by electronic means (scanned documents) and sent by email with the appropriate attachments. Please send all of the above elements to ARC@VallecitoValley2.com.

VALLECITO VALLEY SECOND ADDITION PROPERTY OWNER'S ASSOCIATION, Inc.
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Addendum #3

Architectural Review Committee (ARC)
Design Review Checklist

Owner Name(s):

Lot Number:

Email Address:

Phone Number:

Pre-Build Requirement

Date Submitted

Date Approved

- I. Site Plan
- II. Structural Elevation
- III. Floor Plan
- IV. Building Permit
- V. Builder Information

Build Requirements

Date Submitted

Date Approved

- VI. Exterior Materials
- VII. Certificate of Occupancy

Post Build Requirements

Date Submitted

Date Approved

- VIII. Fencing Plan
- IX. Driveway Plan
- X. Landscaping Plan

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Addendum #4

Tree Removal Form

Name of Owner _____

Lot Number _____

Phone Number _____

Estimated Date of Removal _____

Number of trees:

Reason for removal:

Fire Mitigation

Dead or Dying or Stunted

Threatening a Structure

New Construction

Other (Please explain below)

Signature of Owner _____ Date _____

Approval by ARC or Board Member _____

Approval valid through _____

**Directions: Mark trees to be removed, contact an ARC or a Board member to schedule an inspection.
Dispose of all slash, stack rounds.**