

## **Architectural Requirements**

### **From POA Rules & Regulations: Revised 1/24/21**

#### **Rule #1 - Architectural Requirements**

1. No structure, permanent or temporary, shall be built, erected or placed on Alpine Lakes Ranch unless such structure is given prior approval from the Alpine Lakes Ranch Property Owners Association Board of Officers/Directors (ALRPOA BoD).
  1. Small structures, less than 100 square feet, intended to house domestic animals such as dogs or chickens, or to protect firewood, etc., are exempt from this requirement but must still meet set back requirements.
  2. Seasonal buildings such as temporary greenhouses need only be approved once provided the same size and type of structure is used year after year.
2. Mobile and modular homes shall not be permitted on any parcel within ALR.
3. The first structure must be a dwelling/residence consisting of not less than one thousand (1,000) square feet of living space. Living space does NOT include decks, porches, garages, unfinished basements or any other unfinished space.
4. Setbacks: No structure may be erected within one hundred (100) feet of the right-of-way (center) line of any road within ALR, nor within fifty (50) feet of any side or rear property line of any parcel.
5. Easements: Utility easements include ten (10) feet on each side of all side and common rear lot lines; twenty (20) feet on the interior side of all exterior lot lines; and fences must be at least thirty (30) feet from the center line of an ALRPOA road. Utility companies may breach fences built within utility easements, when necessary to access water, electric and/or telephone lines. Reconstruction or repair costs will be the responsibility of the property owner.

6. What must be submitted to ALRPOA BoD for approval of a residence?
  - o Completed promissory note (if necessary, for electric utility extension) o At least one elevation
  - o Blueprint (NOT a full set of plans) to establish square footage o A site plot plan indicating distance from residence to nearest property line and from residence to center line of nearest adjacent ALRPOA road. In the event a distance is disputed, ALRPOA Architectural Chair may request that ALRPOA BoD require the property owner to have the property line in question surveyed.
  - o Building permit. o A copy of the survey ( ILC ) if required by the county. Upon completion, a copy of the Certificate of Occupancy (CO) must be submitted to ALRPOA BoD.
7. For approval of an out-building (i.e., barns, detached garages, workshops, sheds, etc.), submit:
  - o Building permit if required by Archuleta County (NOTE: Recent changes in County building permit procedures impose additional requirements for out-buildings.)
  - o One elevation (may be hand drawn)
  - o Site plot plan (re: setbacks) o A copy of the survey ( ILC ) if required by the county.
8. The “cutting” or trenching of ALRPOA roads to access utilities (water, electric, telephone) is no longer permitted unless approval is given by ALRPOA BoD. Utilities must be accessed by boring under the road unless information provided to ALRPOA BoD indicates this is not feasible. **Revised January 21, 2021:** Only the current road contractor can provide cutting or trenching. Any unauthorized cutting or trenching that damages the road will be repaired by the ALR road contractor at the homeowner’s expense.
9. Culverts must be of sufficient size, 15” minimum, to ensure drainage through bar ditches is not obstructed causing damage to ALRPOA roads.

10. Lagoons are no longer permitted in Archuleta County! If property does not “perk”, an engineered septic system must be utilized.
11. Archuleta County has a limit of two (2) dwellings per thirty five (35) acre tract.
12. *“Alpine Lakes Ranch property owners participating in the Grazing Lease Program and/or whose property maintains agricultural tax status should be aware that fencing out any portion of their property may impact their annual property taxes. Please contact the Archuleta Count Assessors Office (970-264-8310) prior to fencing out any portion of your property.”*

13. Variance

A property owner who has already built a residence of at least 1,000 square feet and who owns two or more contiguous parcels on ALR, may build another structure (garage, barn,etc.) on the other parcels, if approved by the BoD, within the allowances of the ALR covenances. The setback requirements will apply to the new structure and the property owner will follow the same guidelines for obtaining a building permit.

14. Plowing and grading by homeowners of ALRPOA roads is no longer permitted. The only exception is for plowing in the event of a medical or first responder emergency. Only the current contracted ALR road contractor may plow and grade ranch roads.

Any questions pertaining to these guidelines should be directed to the ALRPOA Architectural Committee.

Architectural Committee

*Revised 24 Jan 2021*

## **From The New Owners Guide: Revised 8/9/2019**

### **Building a Residence**

One of the first things you will probably want to do is choose a building site for your house. According to architectural regulations on the ranch, the first building constructed must be a residence of at least 1,000 square feet. This architecture requirement is to assure that property owners do not put up a small shed and then never truly improve the lot, thus affecting adjacent property values. The construction must fall within the prescribed setbacks of a minimum of 100 feet from a road and 50 feet from a side or rear property line.

35 acres (or more) is a significant area of land. Most people who choose to live on Alpine Lakes Ranch place great value on the fact that they can live more or less privately, and that they can enjoy the natural wonders that this type of living affords. In choosing your residence site, please pay attention to how your house might be seen from your neighbors' viewpoint. In addition, you will most likely want to know if your building site falls on animal travel routes. If it does, changing the location 50 yards in one direction or another may allow these magnificent, natural flows to continue right in front of your living room window. Check with your neighbors or the architectural chairperson to find out more about this.

Another thing to consider before building, or before having plans drawn up, is the issue of snowfall. As lovely as newly fallen snow looks blanketing your roof, that snow is going to succumb to the forces of warmer temperatures and gravity. The pitch of the roof is important to consider to help the snow clear from the roof, as is the direction of the pitch. Be sure your roof will not drop mountains of snow right in front of your garage door or other important doorways or walkways.

Weather patterns differ from one section of the ranch to another and neighbors can be helpful resources in advising from which direction the weather usually comes. You may want to consult with them about these types of issues before positioning your house.

All new structures, whether permanent or temporary, require a letter of approval by the Architectural Chairperson of the POA. In order to get this approval letter, you must submit:

1. Elevation drawings of the building
2. Setbacks
3. Square footage of the building
4. Physical address of the property

More information can be obtained by going to the website:

[www.alrpoa.com](http://www.alrpoa.com) – Rules and Regulations – Architectural Requirements

The county will not issue a building permit for Alpine Lakes Ranch without this letter of approval.

Outbuildings or agricultural buildings do not require a county building permit if they are under 180 square feet. They do, however, require an approval letter from the POA and must fall within the setbacks.

No temporary structure, RV, camper, etc. shall be used on any parcel as a residence. However, once a building permit is obtained from the county, the above mentioned temporary structure may be used during the building process for up to one year. See Article XI(A) for more information. Also, be aware that before a residence is built RVs, Campers etc. may only be located on a property for 90 calendar days per year.

In addition, should utilities need to be moved, cutting across the road is not permitted. Boring under the road is the accepted practice, but this must be done by a ALRPOA Board approved contractor.