

Pertaining to:
Architectural Codes Previously Contained in the Bylaws
As Revised June 14, 2024
Chateau Chaparral Owners Association
10795 CR 197A, Nathrop, Colorado 81236
Phone: (719) 395-8282

1. GENERAL

A. Applicants for Building authorization must have proof of ownership on file and be in good standing before approval of a Building Authorization form will be granted.

B. The Architectural Committee shall manage building at Chateau Chaparral and is authorized to:

i. Verify the location of Recreational Vehicles to determine if proper utilities are in place.

ii. Verify information on building authorization form, determine if proposed structures conform to building codes and issue building authorization form.

iii. Certify compliance and completion of the project.

iv. Refer to the Board of Managers for a ruling on requests for variances.

v. Issue building Authorization form which must be signed by two members of the Architectural Committee and a Board Member that is assigned as the liaison to the committee. Manager may sign if Board Member is not available.

B. This Architectural Code will become effective upon adoption by the membership. There shall be no attempt to enforce the regulations of this Architectural Code upon any structure or condition existing prior to that date.

2. BUILDING REGULATIONS

A. Recreational Vehicle (RV)

i. One park model, travel trailer, 5th wheel, motor home, camper mounted on a pickup or tiny house on wheels with hitch.

ii. The unit is limited to a maximum of 40 feet in length (including hitch), 16'0" height and 400 sq. ft. maximum. This maximum length shall include any porches, decks, etc. that are attached to the unit at the time of delivery. No modification can be made to said park model that will increase the occupied/enclosed space to beyond 400 square feet.

iii. The hitch must remain in place with the exception of bolt on hitches that can be removed and replaced. Tires can be raised off the ground or removed for park models with skirting.

iv. RV Units shall be in good repair and structurally sound. Units shall be in compliance with ANSI119.5 Standards (RV/Park Model Standards).

v. All tiny houses must meet current Chaffee County electrical codes prior to placement on the lot. Documentation of a signed affidavit from a master electrician licensed in Chaffee County stating Chaffee County codes have been met is required prior to placement on the member's lot. Only conventional flush toilets are allowed.

vi. All recreational vehicles and their placement shall be inspected and approved upon arrival at CCOA by the Architectural Committee prior to being occupied. The Architectural Committee shall provide the Owner with a CCOA Authorization form indicating that both the unit and its placement have been approved. A copy of this authorization form shall be placed in the lot owner's file.

B. Construction:

i. All structures shall be constructed of quality materials with a professional level of workmanship and designed to be cohesive and complement the primary unit. No storage pods, shipping containers and no additional metal storage sheds shall be allowed.

ii. Any structure built adjacent to the RV unit must comply with the 2021 National Electrical Code and National Residential code as well as the current Chaffee County codes at the time of construction. The Chaffee County Building Department must inspect the structure once completed before being occupied. This structure cannot be permanently attached to the RV unit. Said structure shall not exceed 400 sq. ft.

iii. All structures in excess of 120 sq. ft which are to be occupied on a temporary basis shall comply with the 2021 National Electrical Code and National Residential code.

iv. All structures in excess of 200 sq. ft. shall be constructed on pier footers complying with Chaffee County building standards.

v. 6" flashing must be installed on overhang structures to prevent water infiltration and rotting.

vi. All trenches require CCOA building authorization form. Trenches are allowed to be open for 90 days from April through October.

C. FIREPLACES, FIRE PITS, GRILLS

- i. Exterior fireplaces, fire pits and grills should be sited and used with the utmost care and consideration for fire safety of the adjacent properties.
- ii. Refer to Rules and Regulations, Section J, iv., for fire bans.
- iii. No woodstoves are authorized to be installed or manufactured inside or outside any living unit as of June 14, 2024.

D. LOT COVERAGE

Lot coverage shall be limited to a total of 1,500 square feet for all structures on the lot. Decks and porches covered or uncovered count as lot coverage, uncovered ground level patios are not considered as structures.

E. FENCES

- i. A CCOA Building Authorization forms will be required for any fence installation.
- ii. Fences shall not exceed five (5) in height.
- iii. All fences must meet the required five-foot setback from roadways and 2' from walkways.
- iv. Fences located on a lot line between two lots must be acceptable to both property owners. This must be submitted to the office in writing. Fences constructed upon the property of a single owner or adjacent to roadways, walkways, and common space are not subject to this provision. This does not apply to existing conditions.
- v. All fences must meet the requirements of CCOA Building Requirements document.
- vi. If written permission is not available from neighboring lot owners, it is acceptable if the fence is placed 1' minimum off the property line.
- vii. If a survey is acquired then you can place your fencing on your lot line. The survey must be submitted with your architectural application.
- viii. For chain link fencing requirements, refer to CCOA Building Requirements document.
- ix. For fencing materials allowed, see CCOA Building Requirements document.

F. SET-BACK REQUIREMENTS

All structures, including the primary RV with pop outs extended if applicable, on a lot must maintain a minimum clearance of two feet (2') from all adjacent properties, pedestrian walkways and general common areas; structures shall also maintain a minimum five foot (5') clearance from all roadways, and 2' clearance from walk ways.

ii. Owners may not construct any structure permanent or temporary on community property.

G. HEIGHT REQUIREMENTS

i. Living Units may not exceed 16'0" in height; measured from the ground.

ii. No second stories are allowed..

iii. Auxiliary structures shall not exceed 12 feet in height. CCOA authorization form is required.

H. SEMI-PERMANENT/SEASONAL STRUCTURES

i. Canvas and plastic covered storage structures and carports are not permitted to be installed on the owner's property. If the plastic/canvas covering of an existing unit is damaged the owner shall not be allowed to replace said cover. The owner shall have the option of securing the framework in accordance with current Chaffee County Building Codes and residing it with conventional residential building materials.

ii. Picnic shelters and small gazebo structures may be used if properly anchored. Such structures must be approved by the Architectural Committee and shall not be left in place for more than 180 days.

I. WINTER WATER REQUIREMENTS

i. Any residence occupied between November 1st and April 1st must have winter water, or occupants must dry camp with no connection to CCOA's water system.

ii. The lot owner must ensure that piping between the park's main line and the frost proof hydrant is Schedule 40 or greater. The winter water valve will be placed outside the frost proof hydrant and the residence allowing for the individual lot water to be turned off in case of emergency.

iii. The winter water valve shall be an AY McDonald Curb Stop Valve with drain-back feature to prevent freezing of the main line servicing the unit. An eight-inch (8") brass nipple shall be installed on either side of the winter water valve.

iv. The winter water valve and water line to the residence must be installed to a minimum depth of five feet (5') or to the depth of the main water line whichever is the lesser depth.

v. In the event that piping from the main to the frost proof hydrant does not meet this requirement it must be replaced with the proper material. Costs associated with this upgrade shall be paid by Chateau Chaparral Owners Association.

vi. CCOA manages one hydrant per lot.

vii. Refer to the winter water requirements document for installation details.

J. ELECTRICAL - All construction related electrical work will require a County Electrical Permit.

i. All electrical at the SDCEA pedestal requires CCOA utility application. The electrical county permit is required to be submitted with your utility application prior to approval.

ii. Electrical permit and inspection is required by Chaffee County.

K. CARPORTS

I. Refer to CCOA Building Requirements document.

L. SHEDS

I. Refer to CCOA Building Requirement document.

3. BUILDING AUTHORIZATION FORM

A. Any and all building projects require a CCOA authorization form application and detailed plan drawings.

B. Building authorization forms are valid for a period of 120-days. Building authorization forms may be renewed for two (2) additional 120-day periods. Initial authorization forms application does not require a fee. Work must commence within 30 days of the issuance of the authorization form or it becomes null and void. Should this occur, the owner must submit a new application and pay a \$100 fee.

C. If a building authorization form is allowed to expire when renewal options are available, it can be re-issued for a fee of \$100.00.

D. Building projects that are not completed within the time frame of the building authorization form and all available extensions are subject to removal from the park at the owners' expense. The owner shall have 30-days from the date of notification to complete said removal or to request a hearing with the Board if Managers regarding the notice of

removal. If a hearing is held and the Board upholds the notice of removal CCOA's legal council will be contacted, and court ordered removal will be initiated at the owner's expense.

- i. In the event the Owners Association must remove the structure the owner will be assessed any and all costs associated with said removal and CCOA legal costs.

E. Building authorization applications are available in the Office of the Association which is located in the Lodge.

- i. Information required on the authorization forms application will include, but may not be limited to:

- a. Property owners name, address and telephone number
- b. Project address
- c. Contractors name, address and telephone number

- ii. Construction drawings will be required for all building projects. Drawings should include all dimensions for: floor plan, elevations, footer locations, framing details, plumbing and electrical plans, and will indicate the type of insulation, ventilation, type of construction and finish materials.

- iii. Site drawings are required for all building authorization forms. Site drawings shall include:

- a. Location and dimensions of the proposed project or RV placement (including pop outs where applicable)
- b. Locations and dimensions of all existing structures or improvements to the lot
- c. Utility locations including placement of electrical and telephone pedestals, yard hydrant and propane tank. It is recommended by Chaffee County to place propane tanks 10' away from the living unit and location is accessible for delivery drivers. Propane tanks must be within all CCOA setback requirements.
- d. Designated parking areas, fences and landscaping elements that are to be retained.

- iv. Any misrepresentation of any aspect of the project or any changes to the project after the building authorization form has been issued will result in revocation of the building authorization form. If the building authorization form is revoked, the Board will immediately issue a notice of removal. The owner shall have 30-days to remove all aspects of the project from the property and will be subject to all judicial costs, attorney's fees and removal costs and postage fees.

4. VARIANCES

A. Variances of Architectural Codes will be handled case by case based on the totality of the circumstances.

B. Requests for a variance must be submitted in writing to the Board of Managers for final approval or denial. An Architectural Authorization Application must be submitted and denied prior to requesting a variance.

C. No variances should be issued if the Architectural Committee has denied a member's authorization form based on non-compliance of a specific Bylaw and/or a CCOA Building Requirement.

D. Variances may be granted or denied based on fair use of property as determined by the Board. An explanation of approval or denial will be included in the final written decision.

E. Refer to CCOA Fine/Fee Schedule for specific violations.

5. COMPLIANCE

A. All questions regarding these Architectural Codes and or CCOA Building Requirements regarding compliance with the Codes must be submitted in writing to the Architectural Committee at ccoarecom@gmail.com.

B. The architectural committee shall be empowered to work with property owners to meet their needs while maintaining the integrity of the Association's building codes.

C. In the event that issues cannot be resolved the property owner may request a hearing with the Board of Managers concerning the issue.

D. Violations of the Associations Building Code will result in the Board of Managers proceeding with remedies as defined in the Bylaws of Chateau Chaparral.

OFFICERS' CERTIFICATION:

The undersigned, being officers of the Chateau Chaparral Owners Association a Colorado nonprofit corporation, certifies that the affirmative vote of the Membership for the foregoing Document was accepted by the Board of Managers of the Association, at a duly called and held meeting of the Board of Managers on June 14, 2024 and amended in accordance with dates designated above in witness thereof, the undersigned has subscribed his/her name.

CHATEAU CHAPARRAL OWNERS ASSOCIATION, A Colorado non-profit corporation

By: _____ By: _____