

Architectural Codes Previously Contained in the Bylaws
As Revised April 10, 2025
Chateau Chaparral Owners Association
10795 CR 197A, Nathrop, Colorado 81236
Phone: (719) 395-8282

1. GENERAL

- A. Any new placement, construction or installation will require a survey to confirm property lines and setback requirements unless documentation of a previous survey is provided. For existing surveys, official documentation from the survey company must be submitted to the CCOA. Surveys must have been done after the SDCEA power conversion that took place in 2022.
- B. Applicants submitting a CCOA Building Application must have proof of ownership on file and be in good standing before approval of a CCOA building project will be granted.
- C. 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 the CCOA Building Application Form, determine if proposed structures conform to building codes.
 - iii. Certify compliance and completion of the project.
 - iv. Refer to the Board of Managers for a ruling on requests for variances.
 - v. The CCOA Building Application Form 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.
 - vi. The approval or denial and application expiration date will be sent to the owner via email.
- D. This Architectural Code will become effective upon adoption by the Board of Managers. 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, pop-up camper, 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 (excluding bumper or 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 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 after arrival at CCOA by the Architectural Committee or Manager.

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 living 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. This structure cannot be permanently attached to the RV unit. Said structure shall not exceed **200** sq. ft.

iii. All structures in excess of 200 sq. ft. see CCOA Building Requirements document.

iv. 6" flashing should be installed on overhang structures to prevent water infiltration and rotting.

v. All trenches require CCOA Building Application Form. Trenches are allowed to be open for 90 days from April through October.

vi. If the primary living unit is permanently skirted, it must be of a neat appearance and installed with fasteners. Temporary seasonal skirting such as bubble wrap, can be installed each year on or after October 15th and removed by April 15th.

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 Article VIII, Section 4, Paragraph J, Sub-paragraph iv, for fire bans.

iii. No woodstoves are permitted to be installed or manufactured inside or outside any living unit as of June 6, 2024.

iv. Wood fire pits are permitted.

v. Wood fire pits, propane fire pits and rings are allowed if placed a minimum of 4' away from the living unit for fire safety purposes.

D. LOT COVERAGE

- i. 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 Application Form will be required for any fence installation.
- ii. Fences shall not exceed five (5') foot in height.
- iii. All fences must meet the required five-foot setback from roadways and 2' from pedestrian 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, pedestrian 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'(ft.) minimum off the property line; on the owner side of the property. If there is disagreement about the location of the property line, applicant must get a survey. The survey must be submitted with your architectural application.
- vii. For chain link fencing requirements, refer to CCOA Building Requirements document.
- viii. For fencing materials allowed, see CCOA Building Requirements document.

F. SET-BACK REQUIREMENTS

- i. 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.
- iii. This unit may be skirted; however, wheels must be on the ground and hitch connected. If skirted, skirt must be painted and neat in appearance. If said hitch is a bolt on hitch it may be removed and stored under the unit. Pickup Campers must remain loaded.
 - ix.

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. A CCOA Building Application form is required.

H. SEMI-PERMANENT/SEASONAL STRUCTURES

i. Canvas and plastic covered storage structures and carports are not permitted to be installed on 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 frostproof 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.

J. ELECTRICAL

- i. All construction related electrical work will require a County Electrical Permit.
- ii. All electrical located at the SDCEA pedestal requires a CCOA Building Utility Application. The Electrical Chaffee County Permit is required to be submitted with your CCOA Utility Application prior to approval.
- ii. Electrical Permit and inspection is required by the Chaffee County Building Department.

K. CARPORTS

- i.. Refer to CCOA Building Requirements document.

L. SHEDS

- i. Refer to CCOA Building Requirements document and the Shed Document.

M. AUXILLIARY OR ACCESSORY STRUCTURES

- i. Refer to CCOA Building Requirements document.

N. GREENHOUSES

- i. Greenhouses are allowed and will be included in the total of 1,500 square feet for all structures on the lot.
- ii. The structure must be well-maintained and constructed from durable, non-reflective materials such as glass, polycarbonate, or approved greenhouse plastics.
- iii. Owners must keep greenhouses in good condition, free from disrepair, overgrowth, or debris.
- iv. Greenhouses must be properly anchored to the ground to prevent displacement from wind. Anchors include: Ground anchors or auger-style tie-downs driven at least 18 inches into the ground, heavy-duty stakes or rebar anchors secured at multiple points along the frame, bolted connections to an existing patio or deck, if structurally sound and approved by the ARC.
- v. Minimum Setback from roadways is 5 ft. Minimum setback from walkways and lots is 2 ft. Maximum 100 sf, if setbacks and lot size requirements are met.
- vi. Maximum height is 12 ft. The floor area cannot exceed 100 square feet.

3. BUILDING APPLICATION FORM

- A. Any and all building projects require a CCOA Building Application and detailed plan drawings.
- B. Building application forms are valid for a period of 120-days. Building application forms may be renewed for two (2) additional 120-day periods. Initial application form do not require a fee. Work must commence within 30 days of the approval date 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 application 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 application 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 of 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.
- E. 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.
- F. CCOA Building Application Forms are available in the Office of the Association which is located in the Lodge or on our website.
 - i. Information required on the application form 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, and survey if required.

iii. Site drawings are required for all CCOA Building Application 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 application approval has been issued will result in revocation of the CCOA Building Application approval. If the building CCOA Building Application form is revoked, the Board will immediately issue a cease-and-desist notice. 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. A CCOA Building Application Form 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 application 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 of Managers. 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 ccoarccom@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 Architectural 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 Architectural 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 April 10, 2025 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: _____