

Chateau Chaparral Owners Association Building Requirements

Created on June 14, 2024

Chateau Chaparral Owners Association
10795 CR 197A, Nathrop, Colorado 81236
Phone: (719) 395-8282

1. Chateau Chaparral Owners Association, Architectural Committee requires a building application and CCOA building authorization form before beginning building for the following:
 - a. Fences above 30”
 - b. Decks
 - c. Carports
 - d. Sheds
 - e. Auxiliary or accessory structures under 200 sf

2. FENCING REQUIREMENTS:
 - A. Materials accepted for fencing:
 - a. TREATED WOOD
 - b. METAL
 - c. CHAIN LINK
 - d. CEDAR
 - e. VINYL
 - f. COMPOSITE
 - g. REDWOOD AND TEAK
 - h. WOVEN WIRE

 - B. If fencing height is above 30” footers are required. See footer requirements below.
 - C. If chain link fencing is installed it must be the standard height requirements of 4’ or 5’.
 - D. All fencing must have standard gates installed for accessibility and safety purposes.
 - E. Fencing without ventilation requires footers every 3’. See footer requirements section of this document for specifics.
 - F. Fencing may be a maximum of five (5) feet in height.

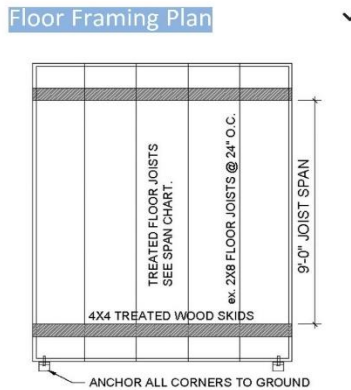
3. CARPORT REQUIREMENTS
 - a. Materials accepted for carports are:
 - i. Metal
 - ii. Treated wood
 - b. Setback requirements are the same for carports. 2’ between lots and 5’ for roadways and walkways.
 - c. NO Chaffee County Permit is required by CCOA.
 - d. If a professional installer requires a Chaffee County Permit, a CCOA Chaffee County Waiver is located on our website. It must be attached with your CCOA architectural building application.

- e. If the professional installer does not require a Chaffee County permit, then you are not required to sign the CCOA Chaffee County Waiver.
- f. Maximum height for carports is 16' from ground level for RV carports.
- g. Maximum height for carports is 12' from ground level for standard vehicle carports.
- h. The carport will be less than 20 feet long and 12 feet wide.
- i. No electric cables can run into the carport.
- j. It will be a free-standing structure (not attached to anything)
- k. Carports must be anchored by all thread rods.
- l. Carports are not allowed to have flat roofs. Must meet Chaffee County pitch and snow load requirements.

4. SHED REQUIREMENTS

- a. Footer requirements are noted in the CCOA Shed Requirements Document. There are no foundations allowed for sheds.
- b. CCOA does not require county authorization forms for shed construction.
- c. Plans and Drawings for locations and size must be submitted to the Architectural Committee for review prior to placement or construction. (Include building materials and elevation drawings)
- d. When constructing, you must have a CCOA building "authorization form" visible.
- e. Electrical authorization forms must be included in your application for review by CCOA Architectural Committee if electricity is included.
- f. Min Setback from road 5 ft
- g. Min setback from lot/ally 2 ft
- h. Max 200 sf per shed, if setbacks and lot size requirements are met.
- i. Max height 7 ft
- j. Must be on skids. No foundations.
- k. May not be attached to the main living unit.
- l. Must be clean in appearance.
- m. No water plumbing.
- n. No gas/propane plumbing
- o. No sewer
- p. Electrical Ok. Must be installed by a professional Electrician. May require Chaffee County Permitting and inspection. Ask your electrician. Electric permit is required with your CCOA application.
- q. Sheds will be one-story detached accessory structures used as tool sheds, storage sheds, playhouses and similar uses, provided the floor area does not exceed 200 square feet.
- r. Cannot be permanently affixed to the ground.

s. Shed Skid Plan Suggestion:



5. FOOTER REQUIREMENTS

- a. All footers for Nathrop, Colorado's altitude of 7,812 refer to the **Chaffee County Minimum Footing/Foundation Requirements document**. This is found here: <https://www.chaffeecounty.org/EndUserFiles/64215.pdf>
- b. Minimum Footing Depths are 24" below finished grade.
- c. Footers are required for the following:
 - i. Footers are required for fences that are 5'.
 - ii. Footers are required for fencing without ventilation every 3'.
 - iii. Footers are required for carports.
 - iv. Fencing footers at the end of every run must be concrete footers if ventilated.
 - v. Pergolas must be on peer footers and require a CCOA building application.

6. In accordance with the By-Laws of Chateau Chaparral, if an owner builds without a CCOA authorization form from the Architectural Committee a Cease and Desist Order will be issued. Building without a CCOA authorization form from the Architectural Committee will be subject to a 250.00 fine per our CCOA compliance fine and fee schedule.

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 created in accordance with the date designated above in witness thereof, the undersigned has subscribed his/her name.

CHATEAU CHAPARRAL OWNERS ASSOCIATION, A Colorado non-profit corporation

By: _____ By: _____