

Chateau Chaparral Owners Association Building Requirements

Created on October 10, 2024

Chateau Chaparral Owners Association

10795 CR 197A, Nathrop, Colorado 81236

Phone: (719) 395-8282

1. 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 be after the SDCEA power conversion that took place in 2022.
2. Chateau Chaparral Owners Association, Architectural Committee requires a CCOA Building Application and building approval before beginning building the following:
 - A. Fences
 - B. Decks
 - C. Carports
 - D. Sheds
 - E. Auxiliary or accessory structures under 200 sf
 - F. Gazebos
3. FENCING REQUIREMENTS:
 - A. Materials accepted for fencing:
 1. TREATED WOOD
 2. METAL
 3. CHAIN LINK
 4. CEDAR
 5. VINYL
 6. COMPOSITE
 7. REDWOOD AND TEAK
 8. WOVEN WIRE
 - B. If fencing height is above 30" footings/posts are required.
See footings 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 footings every 3'. See footings requirement section of this document for specifics.
 - F. Fencing may be a maximum of five (5) feet height.
 - G. See item 6 for footing requirements.

4. CARPORT REQUIREMENTS

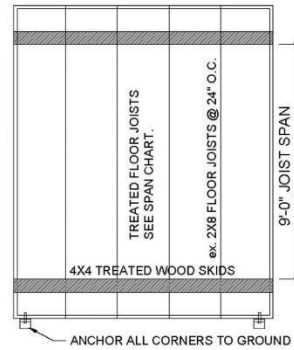
- a. Materials accepted for carports are:
 - i. Metal
 - ii. Treated wood
- b. Setback requirements are the same for carports. 2' between lots and 5' for roadways and walkways.
- c. NO Chaffee County Building Permit is required by CCOA.
- d. If a professional installer requires a Chaffee County Building 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 Building Permit, then you are not required to sign the CCOA Chaffee County Waiver.
- f. Maximum height for a recreation vehicle carport is 16' from ground level.
- g. Maximum height for a standard vehicle carport is 12' from ground level.
- h. The carport will be no more 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 or footings. See Item 6.
- l. Carports are not allowed to have flat roofs. Must meet Chaffee County codes for pitch and snow load requirements.

5. SHED REQUIREMENTS

- a. 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.
- b. Shed Requirements are noted in the CCOA Shed Requirements Document. There are no foundations allowed for sheds.
- c. CCOA does not require a Chaffee County Building Permit for shed construction.
- d. Plans and Drawings for locations and size must be submitted to the Architectural Committee for review with the CCOA building application prior to placement or construction. (Include building materials and elevation drawings)
- e. The approval or denial and application expiration date will be sent to the owner via email.
- f. Electrical Chaffee County Building Permit must be included in your application for review by CCOA Architectural Committee if electricity is included. Electric allowed. Must be installed by a professional Electrician.
- g. Minimum Setback from roadways is 5 ft.
- h. Minimum setback from walkways and lots is 2 ft.
- i. Maximum 200 sf per shed, if setbacks and lot size requirements are met.
- j. Maximum height is 12 ft.
- k. Must be on skids. No foundations.
- l. May not be attached to the primary living unit.
- m. Must be clean in appearance.

- n. No water plumbing.
- o. No gas or propane plumbing.
- p. No sewer piping or connections.
- q. Cannot be permanently affixed to the ground.
- r. Shed Skid Plan Suggestion:

Floor Framing Plan



6. FOOTING REQUIREMENTS

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

7. Auxiliary or accessory structures under 200 sf

- A. Greenhouses are considered accessory structures.
- B. Greenhouses are to be included in the total lot coverage of 1500 sf.
- C. Structures must meet setback requirements.
- D. There will be no electric, plumbing, or sewer installed in auxiliary structures.

8. SKIRTING, HITCH AND BUMPERS

- A. RV AND PARK MODEL skirting is not required.
- B. RV units may be skirted; however, wheels must be on the ground and hitch connected.

- C. PARK MODELS may be skirted; however, wheels may be removed before skirting is installed.
- D. PARK MODELS; if said hitch is a 'bolt on hitch', may be removed and stored under the living unit.
- E. IF INSTALLING SKIRTING; it must be fastened or securely affixed to the living unit.
- F. Temporary skirting may be installed on a living unit from 10/15 to 4/15 of each year.
- G. If you install skirting permanently it must be of a neat appearance.
 - i For example, if it's Styrofoam material: paint it to match your living unit.
 - ii If it's bubble wrap: it must be taken down and installed each year between 10/15 to 4/15.

9. In accordance with the By-Laws of Chateau Chaparral Owners Association (CCOA), if an owner builds without a CCOA Building Application approval via email from the Association, a Cease and Desist Order will be issued. Building without a CCOA approval 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 October 10, 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: _____