

**REDHILL FOREST  
PROPERTY OWNERS MUTUAL WATER AND  
CATTLE ASSOCIATION**

Fairplay, Colorado

**ARCHITECTURAL CONTROL COMMITTEE  
LOT OWNER'S PACKET  
(Includes Construction Application)**



**REDHILL FOREST IS A COVENANT COMMUNITY**

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## INTRODUCTION

Welcome to Redhill Forest, not only as a lot owner but also as a potential homeowner. We are pleased that you are a part of our community. In an effort to answer some of the questions and concerns new property owners may have, we have assembled this packet of information for you.

The Redhill Forest Architectural Control Committee or ACC is established through the Declaration of Covenants, Restrictions, Easements Charges and Liens for Redhill Forest, by ARTICLE VII, SECTION 5. This committee of volunteers has been charged with enforcing the covenants of the community as they pertain to Articles VII and VIII of the Covenants. By doing so, the ACC is helping to assure that the value of the property you have purchased and the value of the home you build will be maintained and will increase.

For your information we have enclosed the following: ACC Policies and Procedures for driveways, home construction, horse keeping, barn and corral construction, and storage shed policies, Application for Construction, and a copy of the Covenants, Articles VII and VIII. When you are ready to begin your lot improvements, please fill out the attached Application Form along with copies of your improvement plans and submit them by mail or in person to an ACC member. You will receive a response from the ACC concerning the status of your construction permit within 30 days after we receive your completed application and improvement plans.

Please note: ALL lot owners PRIOR to the start of construction, must also have ALL required permits from Park County, including a permit from the Health Department for your driveway and septic system and a Construction Permit from the Building and Zoning Department.

We appreciate having you as a part of this community and we look forward to getting acquainted with you at our next Annual Association or monthly Board Meetings. We are sure that you agree that Redhill Forest is a spectacular place to live. If you have any questions or comments please feel free to contact any of the committee members. We will be happy to help in any way we can.

## **REDHILL FOREST ARCHITECTURAL CONTROL POLICIES AND PROCEDURES**

### **PURPOSE:**

The purpose of this document is to provide Association members with an easy to understand set of policies and procedures for making improvements to their lots.

### **OUR GOAL:**

Many areas of Redhill Forest are characterized by slope, vegetation, drainage ways, rock outcroppings, sand and other geologic physical factors which, if disturbed for purposes of development, can cause undue damage to the overall appearance of Redhill Forest, private property or both. Therefore, the development of such areas requires special care to preserve the beauty of Redhill Forest and to protect and enhance the property values for all Association members. Our specific goals are:

- To conserve the unique natural features and aesthetic qualities of Redhill Forest
- To minimize the loss of trees, terrain disturbance, water run off and soil erosion problems incurred during and after lot development
- To assure adherence to all architectural control requirements described in **Article VII & VIII of the Declaration of Covenants and as approved by the Board of Managers**

### **APPLICABILITY:**

**All lot changes or development must be undertaken in accordance with the requirements set forth in this section and as described in the Articles VII & VIII of the Covenants.**

This procedure must be followed and the Construction Application must be completed, submitted to the ACC and approved for the following:

- New construction or reconstruction of any structure (dwelling, shed, barn, etc.)
- Any improvement that changes the size or color scheme of an existing structure
- Land grading or land disturbance
- New driveway, septic system, waterline, RV pad or utilities
- Any change to the original site plan (location of driveway, septic system, water or utility lines, etc.)
- Any change that may affect Redhill roads (replacement of waterline, culvert, etc. or driveway paving)

## **REDHILL FOREST CONSTRUCTION PROCEDURE:**

Schedule your project so that the ACC will have at least 30 days to approve your completed application prior to the start of any lot modifications.

1. Obtain a copy of the ACC Packet (this document) and the Construction Application from the Redhill Forest website (redhillforest.net) or from a member of the ACC committee.
2. Review Articles VII & VIII of the Redhill Forest Covenants (Appendix B of this document) and Park County regulations before completing the application.
3. Obtain the required Park county permits and attach copies or receipts to the application. (Carefully coordinate ALL plans with the appropriate offices in Park County (Health Department, and Building and Zoning Department) because Redhill Forest requirements may differ from Park County requirements. All requirements must be met.)
4. Complete the Redhill Forest Construction Application by TYPING or legibly PRINTING a response to each question.
5. Write the LOT # on the top right corner of each attachment to the application.
6. Attach a Site Plan to the application. An enlarged copy of the lot survey may be used as a template for the site plan. The survey may be obtained from the Park County Planning & Zoning Office at 1246 CR 16 in Fairplay. The Site Plan must include the following:
  - a. Lot size with property line dimensions
  - b. Road and driveway
  - c. Existing and proposed structures with dimensions including the height, square footage, and the distance between the structures (all structures must be setback at least 50 feet from the front property line and at least 30 feet from the side and back property lines.)
  - d. Septic tank and leach field (setback at least 10 feet from all property lines)
  - e. Water and utility lines (setback at least 10 feet from side property lines)
  - f. Electric Utility pole and propane tank location (setback at least 10 feet from all property lines)
  - g. Setback measurements from existing buildings, proposed buildings, water and utility lines, electric utility pole, propane tank and septic system to all property lines
  - h. If the project is a horse barn, the site plan must include a corral with setbacks from the dwelling and all the property lines
7. Attach an elevation diagram and floor plan of the proposed structure.
8. Attach a color picture showing the color of the building, trim and roof or attach samples of the colors that will be used. Colors must be earth tone colors (shades of brown, green or darkened natural wood).
9. Contact the RHF Treasurer or Business Manager listed on the web site to determine what fees and/or warranty bonds are due. See the Fees Section on page 7.

10. Send payments directly to the Redhill Forest Treasurer (or Business Manager) at the address listed on the website. Remember to record the Lot # and type of payment (USAF, water tap fee or annual assessment) on the check.
11. If the changes you plan to make to your Redhill Forest lot cannot be adequately described using the application form, attach a detailed description of the proposed changes.
12. Make copies of the application and attachments before sending. Only the application with ACC approvals and comments will be returned to the applicant.
13. Mail the completed application and attachments to the ACC at the address listed on the website.
14. The application will be approved or denied within 30 days of:
  - a. The completed application with all required attachments being received by the ACC **and**,
  - b. All required fees/bonds being received by the RHF Treasurer.
15. If connection to the central water system is required, Redhill Forest has inspection requirements. Follow the instructions in this document under "Utility Installation Section 4, Water Service"
16. Notify the ACC when the driveway and/or water line connection have been completed. The road must be inspected for damage upon completion and one year after completion.
17. Prior to constructing the foundation for the proposed structure, set up an appointment with an ACC member to meet the owner or owner representative at the site to verify that the proposed structure size and location meet the specifications established in the project site plan submitted with the ACC application.
18. Notify the ACC if the project schedule is altered or cancelled.
19. When the project is completed, send a copy of the Park County Driveway approval and the Certificate of Occupancy to the ACC address on the web site.
20. One year after completion of the project, an ACC member will inspect the driveway and adjacent road. If there is no damage, the ACC member will notify the Treasurer that the \$500 road deposit may be returned to the lot owner.
21. The RHF Treasurer will reclassify the lot from Unimproved to Improved if applicable to determine the Annual Assessment fee. Improved lots may have a dwelling and/or water line and/or electricity. Unimproved lots may have a driveway and storage shed less than 120 sq. ft. (Note that Park County no longer allows storage sheds on lots that do not have a dwelling. New sheds can only be added to lots with a dwelling.)

## REDHILL FOREST CONSTRUCTION FEES / BONDS / INSURANCE

Before the ACC application can be approved, the following requirements must be met:

1. Redhill Forest annual dues must be paid in full.
2. Utility installation (water or electric): The Utility Service Availability Fee (USAF) must be paid in full. USAF fees are as follows:
  - Filing 1, lots 1-143; Filing 2, lots 144-277; Filing 3, lots 278-377, USAF fees are \$1650.
  - Filing 4, lots 378-444 USAF fees are \$2420
  - Filing 5, lots 445-581 USAF Fees are \$3300.
3. New Driveway: \$500 road deposit. One year after the driveway is completed, schedule an inspection with one of the ACC members. If there is no damage to the road adjacent to the driveway, the road deposit will be returned to the lot owner.
4. Water line connection:
  - \$1000 water tap fee
  - \$500 road deposit
  - \$10000 surety bond
  - A minimum of \$ 70 per month will be charged to the property owner after the water line is connected, i.e. as soon as a water tap is physically installed to connect to the water main line. **This monthly charge is due whether the owner uses water or not.**
5. Water line connection and new driveway: The fees are the same as water line connection only. See item #4 above.
6. If a driveway is constructed and the lot owner decides to connect to the water system within a year (during the time the \$500 road deposit is being held), the same deposit will be held the additional time until one year after the water connection is completed. If a year has passed and the original deposit has been returned, another deposit will be required.
7. Contractors must submit a copy of their liability insurance to the Redhill Forest Treasurer.

## UTILITY INSTALLATION

Telephone cables and electric service lines are to maintain a 14 ft. min. overhead clearance in all easements. Clearance over Redhill Forest roadways is to conform to the National Electric Safety Code clearance of 19 feet. No underground electric and telecommunications lines are allowed in easements or in the road rights-of-way.

### 1. Utility Excavation Procedures

Redhill Forest requires inspections of trenches for water line and water tap installation to assure that minimum depth and bedding requirements are met. Electric and telephone utilities may also require trench inspections prior to closing a trench to assure minimum vertical and horizontal requirements between water, electric, gas, and telephone lines are met. For water line inspections, contact the Redhill Forest Water Manager as noted below in "Water Service". Contact Qwest Communications or Rural Electric Association for their trench and inspection requirements as noted in this section under "Power and Telephone Service".

### 2. Warranty Bonds for Excavation Work

For excavation near Redhill Forest water lines, contractors or lot owners are required to provide the ACC with evidence of insurance that will cover any repairs necessary as a result of that contractor's excavation. Redhill Forest must be named as an "additional insured" on the policy or warranty bond. The bond or policy must remain effective for one year from the time the excavation work is completed. The bond or policy shall then expire.

The ACC will inspect the site of the excavation one year following construction completion. It is recommended that photographs of before and after roadway conditions be taken and supplied to the ACC. Should excavations require repair, the ACC will "call" the "bond" and have the repairs done.

### 3. Excavation Compaction Requirements

Excavations in the Redhill Forest roadways may be backfilled with the spoils from the excavation. However, backfill must be returned to 95% of its original density. Road base material can be substituted for native fill (shading is required over Redhill Forest water mains) but still must achieve 95% compaction density. If grade changes are required to match a driveway grade to a roadway elevation, any fill soil in the Redhill Forest roadway must also be compacted to 95% density. A compaction test report must be issued to the ACC within three (3) weeks of the excavation completion.



#### 4. **Water Service**

- a. Federal regulations require that the installation of a water tap must be inspected and supervised by the Water Manager. Contact **H2O Consultants, Ltd 719-687-2386** to schedule a water tap installation at least 48 hours prior to the planned time for the water tap. The RHF Water Manager must inspect and approve each installation of a water meter at the time of its installation. The fee for providing the water meter, meter readout device and supervision and inspection of the installation is \$1000.00, non-refundable. **This fee is due prior to installation of the meter. Water taps can only be installed from April 15 to November 1 to prevent damage to the Redhill water mains. Additionally, a monthly charge of \$70 minimum will start as soon as the water tap is physically installed to connect to the water main line. This monthly charge is due whether the owner uses water or not.**
- b. The installation of the water meter is in the residence with a meter display unit installed facing the driveway/road on the exterior of the residence.
- c. Water service to your property requires the installation of a **Pressure Reducing Valve** inside the residence. The costs of the Pressure Reducing Valve and its installation are the responsibility of the property owner. Installing the Pressure Reducing Valve is for your protection, since the pressure in the Redhill Forest water main fluctuates from summer to winter and back to summer.
- d. The water service line must be a type “K”, soft roll, three quarter (3/4) inch copper piping or approved polly pipe. Water service lines exceeding three hundred (300) feet in length are required to use one (1) inch diameter type “K” soft roll copper pipe or polly pipe for the water service line. The service pipe is required to be insulated and placed in the bottom of the water service line trench. The water service line is then covered with two (2) feet of select material. One (1) inch of Styrofoam insulation (blue board) is recommended to be placed on top the material prior to use of the excavated materials from the trench to backfill the water service line trench.
- e. The water service line trench must be a minimum of eleven (11) feet in depth. Water service lines buried shallower than eleven (11) feet in depth will freeze in the winter and will not be allowed to be connected to the Redhill Forest water main/distribution system.
- f. For your own thaw protection, before covering the copper pipe, attach 10 gage or larger insolated solid copper wire every 60 feet to the water pipe with surface access. The association has an electric device that will work off your house current. It has been used with limited success to thaw frozen water service lines though it should not be necessary if you follow the above specifications.
- g. The contractor must “shade” the water main and water service line with 2 feet of select fill material and install one (1) inch of Styrofoam insulation an top the material prior to backfilling the excavation.

#### 5. **Propane Gas Service**

Propane gas tanks may not be placed in the Redhill Forest road rights-of-way or in the way of drainage culverts or natural drainage. There are industry standards for the placement of propane systems including tank placement, bedding, trench depth and length. Redhill Forest requires that propane tanks be located a minimum of 10 feet within any lot property line. Redhill Forest will allow below ground tank installation, which also has a set of industry standards that must be followed. **Be sure you check with your propane provider to assure they follow these standards.**

Access to the propane tanks for servicing by the propane company must be via the lot driveway not by an additional driveway. The tank may be placed inside the property line facing the Redhill Forest road if access to the tank will not disturb the road bank.

6. **Power and Telephone Service**

Power and telephone to your property must be coordinated with the Rural Electric Association (719-687-9277) and Qwest Communications (800-244-1111).

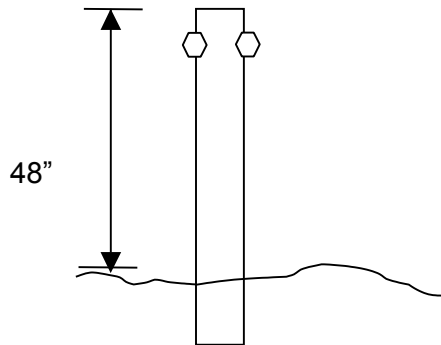
- a. Subscriber (lot owner) poles may not be placed in the Redhill Forest road rights-of-way.
- b. A waiver of this requirement may be given in cases where sound engineering would dictate the placement on the shoulder of the road right-of-way. You must seek the ACC's permission for the waiver.
- c. In such case, the subscriber pole cannot be placed within the traveled portion of the roadway.
- d. The pole cannot block the view of traffic leaving a lot or traffic on the road from seeing traffic on the driveway.

## LOT CONSTRUCTION REQUIREMENTS AND RULES:

### 1. Lot Addresses

Park County and Redhill Forest require that the lot be properly identified prior to construction by displaying the lot address at the road near the proposed driveway.

- a. Address numbers shall be a minimum of 4 inches in height of a contrasting color to the background.
- b. Numbers shall be attached to a 4x4 treated wood or redwood post firmly attached to the ground.
- c. The post shall be a minimum of 48 inches above the ground.
- d. **The post shall be placed at the driveway no further than 5 feet from the property line.**
- e. House address sign obtained from the Northwest Fire District station is required and shall be attached to either side of the post near the top.



### 2. Lot Signs

The Covenants do not allow for signage to be displayed to the public view on properties with the following exceptions:

- a. One sign of not more than six (6) square feet advertising the property for sale or rent
- b. A single sign used by a builder to advertise the property during the construction and sale period only.

### 3. Driveways

- a. Driveways to access a lot are not considered an improvement for the annual assessments of the Association.
- b. Driveways must conform to the specifications described in the Park County Driveway Cut Permit Information document. Contact the Park County Environmental Health Department at 719-836-4267 for driveway permit information.
- c. We recommend the placement and compaction of 2 to 3 inches of road base to reduce dust and wear and tear on the driveway. See "Excavation Compaction Requirements" above.
- d. Driveways on the uphill side of Redhill Forest rights-of-way must have a 20foot long, 15-inch diameter culvert with 2' exposed on each end and installed at the "bar ditch" point off the road prism.
- e. Galvanized steel culverts are to be installed with 12 inches of fill or 24 inches of fill if the culvert used is an aluminum culvert.

- f. Driveways on the downhill side of Redhill Forest rights-of-way do not require a culvert installation.
- g. All driveways shall be designed to match as nearly as possible to natural and existing topography of the site.
- h. Earth disturbance shall require mitigation measures designed to prevent rock-fall, sloughing, erosion, or other adverse soil conditions.
- i. All driveways shall be maintained in a condition that permits reasonable emergency vehicle access to the principal structures on the property.

#### 4. **Trash/Refuse**

##### **Trash/Refuse**

- a. Trash, garbage, or other waste shall be kept in sanitary containers or if kept outdoors in bear proof containers.
- b. All other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from public roads.
- c. Sheds used for storage of debris or refuse require a permit from the ACC.
- d. The Park County landfill is located 1,000 ft. west of the Fairplay Pharmacy, which is on the north side of SR285 a quarter mile east of SR9.

##### **Construction Dumpsters**

- a. A Redhill Forest Board Resolution states that any member with a construction or remodeling project on their lot **must** provide an on site dumpster for their debris and have it picked up at their site on a regular basis. Between pick ups, the dumpster must be covered to prevent trash from blowing around the lot owner's and other lot owner's properties.
- b. The dumpster must be removed within two (2) weeks at the end of the project.

##### **Bear (and other critters) Proof Trash Containment**

Redhill Forest is in bear country. Bears have been seen in the subdivision on many occasions including bears with cubs. Food is a major attractant for bears (and other critters). You can help to protect your dwelling and other buildings by bear proofing your property.

- a. For trash, there are a number of bear proof trash containers on the market, which can be found through the "Yellow Pages" or the Internet. Be sure they are U.S. Forest Service approved. An example is shown in Appendix C, page 21.
- b. Containers must be of sufficient size to hold the amount of trash you produce weekly.
- c. Containers must be approved by the ACC and screened from view of the roads in Redhill Forest.
- d. Bear proof container screening is required to blend in with the construction and color scheme of your dwelling and other buildings.

#### 5. **Storage Sheds**

Park County Ordinances do not allow sheds to be built prior to the construction of the primary dwelling. Storage sheds 120 sq. ft. or less do not require a Park County permit, but do require an approved Redhill Forest Construction Application supplied in this packet. Sheds over 120 sq. ft. must have both Park County and Redhill Forest approval. Redhill Forest requires that the sheds must be set on a concrete or block footer and floors may be wood or concrete. Sheds must be constructed of wood products that reflect the style of construction and color scheme of the primary dwelling. At no time can sheds be used as living quarters, temporary or permanent.

## 6. RV Pads

Concrete pads for RV's are permissible on lots providing:

- a. Setbacks are maintained (30 ft. from side and rear property lines and 50 ft. from the front property line).
- b. Pads may be of sufficient size to use as a patio or to set the entire RV on.
- c. An ACC Construction application (Appendix A) must be submitted and approved.
- d. In accordance with the Association's policy on camping, "camping is defined as temporary, overnight use of land that does not have an existing single family dwelling on the property. A maximum of two camping units shall be allowed on the property at any one time. A camping unit is defined as a camper, trailer, recreational vehicle, or tent. No camping unit may be set on a foundation nor permanently affixed to the ground, nor remain on the property for more than 6 consecutive months." This section only reflects three rules from the camping regulations. See those regulations for a full understanding.

## 7. Horse Privileges

Park County has a number of restrictions concerning keeping of horses in subdivisions where lots are less than 10 acres in size, which makes up 99% of Redhill Forest's lots. The ACC Policies incorporate Park County's restrictions and a few others to assure uniformity in barns and corals and to be sure lots are kept clean on a regular basis.

- a. Minimum area of open lot space (not including structures) fenced and available for pasturing of horses shall be one-half (1/2) acre
- b. The total number of horses that may be kept within any lot shall not exceed one horse per each one-half (1/2) acre of fenced (corral) open lot space available for pasturing which allows 1000 sq. ft. of corral for each horse per Park County Ordinance not to exceed 4 horses on any lot. Example: 1-acre lot, 1 horse. 1 ¼ acre lot, 2 horses providing all dwellings do not occupy more than a ¼ acre. 2 ¼ acres, 3 horses. 3 acres, 4 horses. 5 acres, 4 horses, etc.
- c. All corrals, stalls, and barns shall be located at least thirty (30) feet from any side and rear property line, fifty (50) feet from the front property line and 50 feet from any dwelling.
- d. All corrals, stalls, and barns shall be constructed in accordance with Park County Building Regulations and an ACC Permit for Building Construction.
- e. All corrals, stalls and barns shall be routinely cleared of waste products, which shall be removed from the property and from the Redhill Forest subdivision to prevent unsightliness and potential health hazards on a monthly basis or more often as required to maintain the property in a clean and attractive manner.
- f. Horses not belonging to the lot owner may not be boarded on any lot.
- g. Horses of visiting guests may only be on the lot 7 calendar days in any one month period and the total horses on any lot shall not exceed 4 animals
- h. All barns, stalls and corrals are subject to Article VII, Sec. 1, 3, 4 and 6 and Art. VIII Sec. 6. (See Exhibit A)
- i. Fences:
  - Fencing must be provided for horses and not to exceed 60 inches in height.
  - Fencing must be a part of the building plan for stalls and barns.
  - No fences can be constructed in the Common Properties or in Rights-of-Way such as easements and roadways.

- Fences shall be erected and maintained in a manner, which does not obstruct the vision of automobile traffic on any adjacent street, road, or right-of-way, or driveway.
- It is recommended fences be constructed from wood fencing materials such as cedar or pressure treated lumber. Fence posts should be installed every 10 ft. maximum of 6"X6" material and set in concrete. Three (3) rails of 2"X6" material are required with the top of the top rail 4" below the top of the fence posts, the top of the center rail at 28 ½ inches from the top of the fence posts and the top of the bottom rail at 56" from the top of the fence posts.
- Gates may be of metal piping (pre-manufactured) or of wood. However, in either case, gates must be securely hinged and supported so as to not drag the ground when opening and closing. Gates must also have a mechanical locking device installed to assure the gates do not open accidentally.
- No gaps in fencing are allowed.
- In the event a horse(s) escapes from an owner, that lot owner **shall** be liable for the cost of damages to their property, other lot owner's properties, the owner's horses and Association property and/or capture and boarding fees by others than the owner of the horse(s).
- Horse(s) may not be kept on properties unless the primary dwelling is in place and occupied and water is available for the horse(s).
- Lot owners not in compliance with these regulations will be subject to remedies as contained in the Covenants from revocation of use of Common Properties, fishing and hunting rights to liens until the properties are brought into compliance.
- Property owners must apply for an annual permit from the ACC to maintain horses on their property at a cost set annually by the Board. See Appendix D for the Horse Permit Application. Horses may not be kept on the property until the ACC has issued a permit.
- Owners must also accompany a representative of the ACC or Board of Managers periodically on their property so Redhill Forest can assure that all is in compliance with these regulations.
- Shelters i.e. barns, stalls, etc. for horses must also include storage for grain and hay and will be limited to the number of stalls for the number of horses allowed on a lot. Design and construction of such shelters shall be in accordance with Park County Ordinances and plans for shelters must be submitted to the ACC for review and building permit in addition to the submission of plans to Park County for review and construction permits.
- Permit Fee: The Board of Managers for Redhill Forest POMWACA has determined the annual permit fee for keeping horses within the Redhill Forest subdivision shall be \$250 due at the time the permit (page 21) is submitted.

**Appendix A** (A full size version of this application can be printed directly from the website) (RHF Form 105B revised 2/10/2009)

<b>REDHILL FOREST CONSTRUCTION APPLICATION</b>			
Date received by ACC: _____		Page 1 of ____ total pages	
Please type or print legibly. Write the lot # on the top right corner of all attachments			
Lot #:	Lot Size:	Application Date:	
Owner Name:			
Redhill Lot Address:			
Lot Owner Mailing Address:			
Home Phone:		Cell Phone:	
Email Address:		Fax:	
Builder/Contractor Name/Phone/Address:			
Emergency Contact Name & Phone:			
Type of Work: (Check all that apply)    New    Addition    Remodel    Building Completion    Driveway			
Dwelling    Garage    Shed    Deck    RV Pad    Water Tap    Septic    Other: Explain in Comment section			
1.	Is the proposed building one or two stories?		
2.	What is the size (sq. ft.) of the main floor of the building?		
3.	What is the color of exterior walls of the building?		
4.	What is the color of the building roof?		
5.	What is the color of the building trim?		
6.	What material will the foundation be constructed of?		
7.	How many trees will be removed for construction?		
		YES	NO
8.	Does your planned construction comply with Park County Zoning?		NA
9.	Have you applied for Park county permits (health dept., building, and zoning)?		
10.	Is the setback for any building at least 50 ft. from the front property line?		
11.	Are the rear and sides of any building at least 30 ft. from the lot property lines?		
12.	Is the Site Plan attached (locations of structures, driveway, septic, waterline, etc.)?		
13.	Are the elevation diagram and floor plan of the structure attached?		
14.	Has the RHF Annual Dues been paid? (Attach receipt or cancelled check.)		
15.	Has the USAF fee been paid? (Attach receipt or cancelled check.)		
16.	Has the water tap fee (\$1000) been paid? (Attach receipt or cancelled check.)		
17.	Has the \$10000 waterline bond been sent to the RHF treasurer?		
18.	Has the \$500 road deposit been sent to the RHF treasurer?		
19.	Have you attached color samples for the building exterior walls, roof and trim?		
Comments:			
Owner Signature:			Date:
ARCHITECTURAL CONTROL COMMITTEE		Date Approved	Date Denied
Reasons for Denial/Conditions for Approval:			

## Appendix B

### ARTICLE VII

#### **Architectural Control Zoning, Building Size (Minimum) and Building Location** **DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS** **FOR REDHILL FOREST**

Park County, Book 269, page 100, recorded 9/6/1977...#237537.

Section 1. Building Type and Use. With the exception of commercial zoned lots, all tracts in the subdivision are at the time at this Declaration, zoned R-1 (residential) under the Park County regulation. Lot Owners should consult said zoning regulation for specific zoning use and restrictions prior to any construction, and where inconsistent herewith the more restrictive provisions shall apply.

Section 2. Dwelling Size R-1 Zoning. The ground floor area of any dwelling structure within the Subdivision, exclusive of open porches, garages, and basements, shall not be less than 600 contiguous square feet for a one-story dwelling structure, or less than 500 square feet for a two-story dwelling structure. No dwelling shall be more than two (2) full stories above ground level.

Section 3. Building Location R-1 Zoning. No building shall be erected nearer than fifty (50) feet to any boundary along a road, or so that any part of said building, including roof overhangs or eaves is closer than twenty-five (25) feet<sup>1</sup> to any of the other boundary lines of the lot on which the same is situated. In case of single ownership of more than one adjacent Lot, this restriction shall apply to the parcel in single ownership as a whole; provided, however, that such whole shall thenceforth be considered for purposes of development and subsequent sale as one (1) Lot. For the purposes of this covenant, eaves, steps and open porches shall be considered as a part of the building. Each dwelling structure shall be identified by a visible and legible house number that can be plainly seen from the road fronting the Lot on which the dwelling structure is situated.

Section 4. Building Appearance. No building, fence, wall or other structure, or change in landscaping, shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications showing the nature, kind, shape, height, materials, color and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural committee, the constitution of which is hereinafter provided for in Section 5 of this Article. All structures within the Subdivision (dwelling and accessory) shall be placed or constructed on block or concrete foundation walls, and due to wildfire hazards open exposed crawl spaces are prohibited. Mobile homes are prohibited. Structural color schemes shall be compatible with the surrounding environment requiring exterior finished in earth tone colors (shades of brown, green or darkened natural wood). In the event said Board, or its designated committee, fails to approve or disapprove any design and location submitted to it within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 5. Constitution of Architectural Control Committee. The architectural control committee will initially be composed of three (3) persons (or their successors) appointed by Developers who shall not be required to be Lot Owners. After the erection of five (5) complete dwelling structures within the Subdivision the Owners of said structures may by majority vote at a special election held for that purpose elect two (2) additional members of said committee. Term of membership of the members of the committee selected by the Owners of Lots improved by dwellings shall be three (3) years, after which time elections shall be held at the next succeeding annual meeting of Members. A majority of the committee may, in writing, designate a representative to act for it who may bind the committee by his actions. In the event of death or resignation of any member of the committee selected by the Owners of Lots improved by dwellings, the remaining Owner Members of the committee shall have full authority to designate a successor. The Developers shall at all times be represented by three (3) members on the committee until seventy-five (75%) percent of the total Lots planned for the Subdivision (all platted and proposed) are sold and until fifty (50) dwellings have been erected, and thereafter all five (5) members shall be elected at the next

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<sup>1</sup> Park County changed building distances since this document was written.



annual meetings of the members by the Owners of Lots in the Subdivision improved with dwellings. Neither the members of the committee nor its designated representative shall be entitled to any compensation from the Association for services performed pursuant to this covenant, but shall be entitled to reimbursement for out-of-pocket expenses. Nothing contained herein shall prohibit the Developers from paying compensation to its representatives for service performed as members of the Architectural Control Committee.

Section 6. Construction Activity. No construction activity of any kind shall be commenced upon any Lot within the Subdivision until the utility availability fee has been paid for the central water system so as to cause water service to become available thereto and electric service extended thereto, and until the contracted utility service availability fees shall have been paid in full.<sup>2</sup>

## **ARTICLE VIII**

### **Use of Property; Miscellaneous Covenants**

Section 1. Use of Lot. The use of a Lot by a Member or other occupant shall be subject to the rules, regulations and provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association and reasonable Rules and Regulations established by the Board of Managers, including the following covenants and restrictions:

- A. The Lot and area restricted to the Member's use shall be maintained in good repair and overall appearance.
- B. Any Member who mortgages his Lot shall notify the Board of Directors providing the name and address of his mortgagee.
- C. The Board of Managers shall, at the request of the mortgagee of the Lot, report any delinquent assessments due from the Owner of such Lot.
- D. No nuisances shall be allowed upon the property nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
- E. No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof and all valid laws, zoning ordinances, the regulations of all governmental bodies having jurisdiction thereof shall be observed.
- F. Regulations promulgated by the Board of Managers concerning the use of the property shall be observed by the Members, provided, however, that copies of such regulations are furnished to each Member prior to the time the said regulations become effective.
- G. The maintenance assessments shall be paid when due.
- H. Occupancy of the Lot shall be restricted to "One Family Occupancy" which shall be defined as residential occupancy by no more than four adults all related to one another as either brother, sister, stepbrother, stepsister, mother, father, husband, wife, daughter, son, stepdaughter or stepson, together with no more than four of their children, all of whom are related to each other as brother or sister. The foregoing shall include adopted or foster children. Occupancy of the Home for professional or residential use, or a combination of both in accordance with One Family Occupancy whether or not such professional is also the occupant of the residential portion of the Home. Rental of the Home to any person shall be in accordance with such One Family Occupancy.

Section 2. Vehicles and Use Thereof. No unlicensed vehicles shall remain on the property for more than ninety (90) days. Trail bikes, snowmobiles, all terrain vehicles, scooters, and the like, and motor vehicles will be used on designated roads and trails only. Drivers of motor vehicles shall obey speed and traffic control signs as posted by the Board of Managers.

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<sup>2</sup> The Board of Managers has determined that a driveway or a concrete pad for an RV is allowed under this section without payment in full of the USAF. When a lot owner requests a water meter and water service, all USAF agreements must be paid in full.

Section 3. Animals; Dog Control. Domestic pets may be kept, but should not be left unattended. Dogs shall not be permitted to run at large within the Subdivision or adjacent lands and shall be required to be within the 'positive control' of the owner thereof at all times. Positive control shall mean that the dog, when on the Lot of the owner thereof, is within the sight and earshot of an adult person on the Lot who is capable of summoning and controlling the dog, and, when off of the Lot (within the Subdivision or on adjacent lands) is tethered with a leash no longer than ten (10) feet in length one end of which shall be held by an adult person capable of controlling the dog. No tethered dog shall be left unattended off of the Lot of the owner thereof, or on said Lot if such animal regularly and continuously barks or yelps so as to be bothersome to others. Because of the hazards to wildlife and livestock any dog found to be in violation of this covenant may be summarily destroyed by the direction of the Board of Managers, or its designated representative.

Section 4. Sewage. All sewage shall be disposed by individual waste disposal systems approved by the Park County Health Department and State of Colorado Department. A sewage disposal permit must be obtained from the appropriate governmental authorities prior to obtaining a building permit.

Section. 5 Firearms. No hunting or discharge of firearms shall be allowed within the Subdivision.

Section 6. Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from public roads.

Section 7. Signs. No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than six (6) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

Section 8. Culverts. Lot Owner(s) shall furnish where necessary at their own expense a minimum 16-foot long, 15-inch diameter culvert, required for private access road to their Lot (s).

Section 9. Clearing of Trees. There shall be no removal of living trees from any tract except that which must be removed in connection with construction of the property, landscaping, or that which is consistent with good conservation practices. All debris from home site construction and landscaping shall be removed or chipped.

Section 10. Temporary Structures Prohibited; Camping. No temporary structure(s), such as mobile homes, camping trailers; tents, etc shall be placed on any Lot within the Subdivision on a permanent basis for occupancy. The foregoing shall not prevent construction sheds and trailers to be placed upon Lots during neither construction projects, nor the storage of such items if adequately screened to the satisfaction of the Architectural Control Committee.

Section 11. Vacation Camping. Subject to approval by the appropriate Park County authority, during the first seven (7) years of the term of this Declaration, vacation camping shall be permitted on Lots within the Subdivision for periods of no more than thirty (30) uninterrupted days<sup>3</sup>. The tent, R.V., camper, or camping trailer used during the vacation camping shall then be removed from the Lot for at least one (1) days. Sewage disposal shall be allowed into captive holding tanks that shall in turn be emptied into a sanitary dump station to be provided on the common properties. Camping fires shall be limited to pits or other types of fire containing structures approved by the Board of Managers.<sup>4</sup> Campsites shall be within building setbacks as established by zoning of this General Declaration. Campsites shall be maintained in a neat, clean and orderly fashion, free of rubbish and debris.

Section 12. Policing and General Rules for Use of Common Areas. The common areas are for the enjoyment of all property owners within the Subdivision. Individual users shall cooperate to police trash and maintain the common areas in a clean, neat, and natural condition in keeping with the spirit and décor of a high caliber residential subdivision. There shall be no overnight camping in the common areas. Management and maintenance shall be as provided herein and in the Articles of Incorporation and By-Laws of the Association.

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<sup>3</sup> Park County now allows ninety (90) interrupted days. The Board of Managers has adopted this same period.

<sup>4</sup> Due to potential forest fires, the Board of Managers has restricted all open fires. Burn permits must be obtained annually from the Northwest Fire Protection District (719) 836-4121. In addition, permission must be obtained prior to any burning in approved fire pits or fire rings.

Section 13. Agricultural Use of Water on Lots. A Lot Owner shall be permitted only to apply water to a single contiguous area with no more than an aggregate of 2,000 square feet of a Lot for agricultural purposes, and then only during the months of May through September, inclusive, and subject to the availability of ample water for the domestic needs of the Subdivision. The Lot Owner shall designate the said area on a sketch to be filed with the Association.

## Appendix C

### BEAR PROOF CONTAINERS

There are a number of resources for bear proof trash containers. The containers are made of steel with latching lids that keep bears and other critters from entering the containers. Prices vary from \$200 to \$1000 depending on size. Containers resemble the one pictured below.



In addition to the “Yellow Pages” there are internet resources such as the web site listed here: [www.bearproofinc.com](http://www.bearproofinc.com)

**Appendix D**

**REDHILL FOREST HORSE PERMIT APPLICATION**

Owner: \_\_\_\_\_  
 Park County Lot Address: \_\_\_\_\_  
 Lot Owner Mailing Address: \_\_\_\_\_  
 City, State, Zip \_\_\_\_\_  
 Home Phone / Cell Phone: \_\_\_\_\_ / \_\_\_\_\_  
 Email Address: \_\_\_\_\_  
 Emergency Contact: \_\_\_\_\_  
 Relationship to Owner: \_\_\_\_\_  
 Emergency Contact Phone: \_\_\_\_\_  
 Lot Size (in acres): \_\_\_\_\_ Redhill Forest Lot Number: \_\_\_\_\_  
 Number of horses to be kept on lot: \_\_\_\_\_ Is your barn, stalls fencing in place? Yes  No

If no, have you applied for and received a Park County Building Permit and a Permit for Building Construction from the ACC? Yes  No

I acknowledge that by my signature on this permit application I have read and agree to all restrictions concerning horse privileges as described in the Architectural Control Committee Lot Owner's Packet (pages 11 and 12) violations of which could include Redhill Forest placing liens on my property until such violations have been remedied.

Copy of receipt or canceled check for paid up Association Assessment attached? Yes  No

\_\_\_\_\_  
 Owner(s) Signature Date

**ARCHITECTURAL CONTROL COMMITTEE SIGNATURES:**

	Date Approved	Date Denied
1. _____ Chairperson	/ /	/ /
2. _____ Member	/ /	/ /
3. _____ Additional Member (optional)	/ /	/ /
4. _____ Additional Member (optional)	/ /	/ /
5. _____ Additional Member (optional)	/ /	/ /
6. _____ Additional Member (optional)	/ /	/ /

Reasons for denial: \_\_\_\_\_