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Rainbow Valley Property Owners Association



Rainbow Valley Property Owners Association, Inc.

Policies, Rules and Regulations

August 2018



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ARTICLE XI:
Operational Rules and Regulations

LAND USE AND ARCHITECTURAL REQUIREMENTS

XI. OPERATIONAL RULES AND REGULATIONS

1. LAND USE

LAND USE PERMITTED: On any platted lot in the Subdivision there may be constructed, subject to architectural control as hereinafter set forth, one new, single dwelling designed for occupancy by a single family and for private use only. Additional structures such as a private garage, and other enclosed and covered outbuildings that are incidental to single family, residential use on the premises may be constructed following completion of the primary residence. Outdoor amenities such as gas fire pits, grills, outdoor furniture, and the like are limited to lots with a completed single-family dwelling. Any structure, shed, improvements, sanitation facilities, underground fuel and water storage, hedges, fences, plantings, decks, non-commercial antenna, and other accessories shall be subject to the approval of the Architectural Committee and Teller County Codes. All buildings, structures, and improvements must be of new construction, and used buildings or improvements shall not be moved into the Subdivision.

LAND USE REQUIREMENTS:

- a. **BUILDING USE NOT PERMITTED:** No shed, basement, shack, tent, garage or like structure, double or single-wide mobile home, camping trailer, or fifth-wheel, motor home, or recreational vehicle shall be occupied or used as a residence temporarily or permanently, nor shall any temporary structure be occupied as a residence.
- b. No shed, garage, or structure may be constructed on a vacant lot that does not have a residential structure, unless the lot line between the residential lot and the vacant lot has been vacated and recorded with the Teller County Clerk and has been approved by the Architectural Committee.
- c. **DAMAGED BUILDINGS:** Any exterior damage to a building within the Subdivision shall be repaired or cleaned up within 90 days of notification sent by certified mail, return receipt requested, by the Association.

ARCHITECTURAL REQUIREMENTS

No new dwellings shall be constructed within the Subdivision with an area, exclusive of open porches, decks, and garage, less than 1200 square feet and with a potable water cistern no less than 1500 gallons with a 3" fill pipe connected thereto located within 20 feet of an accessible, all-weather road to permit water truck delivery of potable water in an easily accessible and safe manner as approved by the RVWD/RVPOA.

Construction Design is required to be harmonious with other structures in the Subdivision subject to these requirements:

- a. No driveway or building excavation will be allowed until a Residential Access Permit and County Building Permit are obtained.
- b. During and upon start of Construction:
 - i. The Owner, Builder or construction company shall provide a portable toilet for workers at the site until sanitary facilities have been connected within the building under construction.
 - ii. The structure shall be completely enclosed within 270 days of start of construction.
 - iii. The Owner, Builder or construction company will provide a dumpster for disposal of construction debris, trash, refuse, etc. during the construction of the building, and will remove all construction debris via the dumpster once the project is completed.

- c. Building exteriors shall be painted/stained or sided in natural or earth tone colors (i.e. natural wood, browns, earth reds, tans, or dark greens) that blend with the surrounding area. Roof colors shall meet the same requirements in colors (i.e. solid or blended colors tans, dark greens, browns, greys, earth reds, blacks) Metal roofs may be the same blend of colors and include Earth copper or Dark Blue. Owner shall submit paint color samples to the Committee prior to application or construction. General maintenance using previously approved colors, material and size for building exteriors, roofs, decks, and fencing are exempt from the required approval of the RVPOA Board. Such improvements include painting your residence or outbuilding its original color and replacing an existing roof or deck in its original material, size and color.
- d. Buildings of any kind shall have set-backs of 15' from the sides of lot lines, 30' from the rear lot line and 25' from the front lot line.
- e. Culverts shall be constructed if required by existing Teller County Building Department requirements at the time of construction to ensure erosion control.
- f. All structures are required to have a 12" overhang on sides and roof as a minimum requirement with the exception of storage sheds. Overhang requirements for storage sheds may vary depending on the style shed being built.
- g. Modular and manufactured homes will be of new construction and are defined as built in multiple sections; each on a chassis which enables it to be transported to its occupancy site; is constructed to the standards of the State of Colorado Factory Built Housing Construction Certification code; is installed on an engineered permanent foundation; has real brick, wood, and/or store exterior siding and skirting; a minimum 5/12 pitch roof with one-foot (1') overhang minimum; is certified pursuant to "National Manufactured Housing Construction and Safety Standards Act of 1974" as amended; and is built for the Colorado climate and snow loads according to Department of Housing and Urban Development standards established under the provisions of 42 USC 5401. These homes will also be constructed with all other stated minimum architectural requirements.

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OUR COMMUNITY

RAINBOW VALLEY PROPERTY OWNERS ASSOCIATION

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