

Below are the recommended changes by the Design Review Committee and the Board of Directors.

1. Should a lot owner be allowed to build a garage before building a house?

Yes. Delete: Detached garages shall not be constructed prior to a house.

Add: Detached garage can be constructed before a single family residence is built.

Rational: There is no restriction in the Covenants saying a detached garage cannot be built before a house. This restriction was added to the Regulations in 1995. Site owner usage has changed over the years and the Regulations should be changed to reflect owner needs and input.

Since owners are all paying the same dues, there should not be a different set of Regulations for a site owner vs. a homeowner. The size would stay the same 1000 sq.ft. foot print, the height at thirty-two (32) feet and all other Design Review Building Guidelines would apply.

2. Should the shed size be increased from the current 200 sq. ft. to a larger footprint?

Yes. Recommendations were made to increase the shed size to 500 sq. ft. footprint. It was decided to make this ½ of the square footage of a garage. Height limit would stay at twenty (20) feet.

Rational: Today site owners have more vehicles (ATVs, UTS, snowmobiles, yard and patio equipment etc.) and they need more enclosed storage space. Anything over 200 sq. ft. foot print under roof will need to have engineered plans and a building permit from Gunnison County.

3. Should prefabricated sheds be allowed to be brought to the site?

Yes. This would save owners a substantial amount of money over the same shed constructed on-site. Estimated to save about \$1650 for a 200 sq. ft. shed delivered to Arrowhead.

Rational: With today's construction standards, off-site built sheds are as well constructed as an on-site build and are made of the same materials and will be required to meet all Design Review Building Guidelines. All prefabricated sheds brought from off-site must be new construction.

4. Should owners be able to build a wood storage shed for storing dry wood?

Yes. The wood shed may be a 250 sq. ft. foot print with a maximum height of 12 feet. It was decided to make it ½ the size of the increased shed size. This would accommodate approximately 8 cords of wood stacked 6 feet high. The other restrictions on the structure are listed below:

- Must comply with exterior requirements of Design Review.
- Must comply with all Gunnison County building codes.
- Should not have a permanent wood floor but wood pallets, cross bars or gravel is OK.
- Should be closed-in on three sides only but may have horizontal or vertical plank sides for air flow.
- Should have the fourth side remain open with no door.
- Should have at least 90 lb. snow load roof.

Rational: Winter residents need dry wood storage space. It is not fire safe to store wood under a deck. A carefully designed wood storage shed allows for easy access to dry wood and looks better than piles of wood covered with tarps.

5. Is there still a limit on the number of accessory structures which can be built on a site?

Yes, the Regulations will now say: a site is limited to one (1) detached garage, one (1) shed and one (1) wood storage shed.

6. Should a fire pit be allowed in the 10 ft setback?

No. No permanent fire pit should be in the 10 ft set back.

Rational: The current Regulation say no structure is allowed in the 10 foot setback. DRC believes a fire pit which is in the ground and surrounded by rocks and lined with concrete is a permanent structure. A portable or moveable fire pit would be allowed.

7. Legal Counsel recommends adding the following clause:

Approval by DRC and/or AIA does not constitute certification of safety, code compliance, or provide any representation or warranty as to the habitability or safety of any structure.

8. DRC should not be responsible for address changes.

The current Regulations state it is the DRC who is responsible for contacting Gunnison County for address changes and DRC thinks this should be the responsibility of the owner.

Rational: This is time consuming and the DRC Manager is the one who would have to do it. It does not make sense to pay a Manager to do this when the owner can do it.

The DRC recommends the wording be changed in the Regulations to:

If access is given to enter a site from a different filing road, the address of the site will need to be changed. Property numbers should be in sequence with the surrounding address numbers on the same filing road. DRC will provide a letter to the owner indicating DRC approval for the address change. The owner is responsible for working with the Government Information Service (GIS) Office in Gunnison to get approval for an address change. The owner should provide a copy of the approval letter from the GIS to the DRC. The GIS office will send notification to the Tax Assessor's Office.

9. DRC recommends the fine for violations of Design Review Regulations be \$1000.00 for all violations.

Rational: DRC wants the fines to be substantial to dissuade a violation of the Design Review Building Guidelines. DRC goes to great lengths to explain the processes, to review the plans and to give a detailed explanation of the materials to be used on the exterior. With the re-write of the Design Regulations, even more clarity will be given to the owners. There should be no confusion on what is acceptable and approved.

10. Addition to Regulations regarding construction materials on a site after active construction.

There have been situations where construction materials have remained on a site for an extended period of time after active construction. There have also been situations where owners have stored construction material with no timeline to start active construction.

Rational: The DRC believes construction materials stored on a site without active construction create an eyesore for neighbors and the community. The DRC recommends that construction materials should not be visible on a site except during active construction. Therefore, DRC would like to add the following clause:

An owner is not to store construction materials on site unless active construction is taking place. All construction materials stored outside of an enclosed structure are to be removed from the site or stored in a location which is not visible from the filing road or a neighboring site no later than October 15th of each year. All construction materials must be removed from the site at the end of the three (3) year construction period or at the end of any extension period.