

**Architectural Control Committee
Log Hill Village Units I, II & IV**

**Pre-Construction Approval Form and Acknowledgement of Covenants & ACC
Criteria and Standards**

Owner's Name(s) _____

Mailing Address during construction _____

Phone Number(s) _____

Email(s) _____

Unit # _____ Lot # _____ LHV address _____

Builder—Name & company _____

Type of project being approved (house, addition, deck, fence, etc.) _____

A deposit check for \$2500 made out to Loghill Village Home & Property Owners Association (LHVH&POA) is required for all new homes. \$1500 may be refunded after final review and approval by the ACC. The deposit is \$600 for smaller projects that require a building permit, such as remodels. \$500 will be refunded. Approval by ACC is also required for painting with color changes, fences, walls, and decks that don't need a building permit and other minor projects, but there is no fee.

I/We (the owners and builder) have read and understood the relevant Unit **Covenants and ACC Criteria/Standards** and agree to abide by them. Any changes in plans must be approved. We will contact the ACC during construction with any questions about colors, materials, lights or any other requirements. HOA Covenants and ACC documents and forms can be found on the LHV website loghillvillage.org and then clicking on the LHVH&PO button.

Signed (owners) _____

(builder) _____

Date _____

Note 1: No contractor's signs of any type may be posted. No burning of trees, slash, construction material, trash or any other material is allowed. Pets must be restrained from leaving the premises at all times, both during and after construction.

Note 2: Due to danger of Ips Beetle infestation, trees should be cut during the "no fly" season, typically November through March, or immediately removed from the site.

Note 3: Prior to beginning any work, which is usually the culvert and driveway construction, it is requirement to get a permit from the county for both address and driveway. You can access the required document to be submitted in the Land Use, Planning, and Building page on the ouraycounty-co.gov website. Select the link for Building Permit Applications and Forms.

Note 4: Sites must be maintained during construction so that minimal mud, rock and other debris is tracked onto the public road. Typically a 4" gravel driveway should be constructed from the road to the home site prior to construction. Builders will be responsible for maintaining the adjacent public road in a clean condition. If the public road is not so maintained, costs for cleaning the public road will be deducted from the deposit.

CONFIRM THE FOLLOWING ELEMENTS:

√ Plans include a site plan with the following:

- Lot Number
- Acreage
- Proposed location of building, including garage, planned driveways, propane tank, septic system and other improvements
- Name of all adjacent streets
- Front, side and rear setback distances from lot lines and roads
- Type of culvert

√ Plans include a building plan which indicates:

- Square footage of each floor of living space
- For Unit I, the maximum height above the lowest point within 5' of the perimeter and maximum height above the highest point on the lot (flat lots or sites on the highest point)
- For Units II and IV, the maximum height above the average natural grade within 5ft of the perimeter

√ Samples, photos or adequate descriptions are included for:

- Roofing
- Exterior
- Trim
- Doors, including garage door

PLAN REVIEW:

- Only one detached one or two-story single family residence and one accessory building per lot.
- Residence is at least 1000 sq ft (one story) or 1500 sq ft (two story), excluding open porches and garage
- The accessory structure does not contain cooking or sleeping facilities
- The buildings do not exceed the maximum height for the applicable unit
- The buildings do not violate setback requirement
- Exterior lighting meets our requirements
- Fencing meets our requirements
- If a manufactured home, the final product will resemble an on-site constructed home
- There is a garage
- Materials meet our requirements, i.e., earth tones, no shake shingles, no shiny roof
- The top of the chimney or flue is not greater than 3ft above the roof within 10ft
- Propane tanks will be buried or shielded

PRIOR TO A SITE VISIT

- Preconstruction approval form must be signed by owner and builder
- Story poles should be erected if required to indicate the high points of the house
- Location of building, septic, propane tank and driveway must be staked or marked
- All trees that will be removed for the driveway and construction must be flagged

DURING THE SITE VISIT

- Determine if the location of the buildings unreasonably impacts views from other homes
- Verify that the location of buildings, septic, propane tank and driveways match the plans
- Verify that the number of trees to be removed is not excessive and that tree removal is in line with the required Ouray County Wildfire Mitigation Regulations found in Section 16 on the county website
- Confirm that a baseline elevation has been clearly marked in a way that will not change during construction

Check Number for deposit _____

Deposit Refund to be sent to _____

Approved by _____

Date _____

The ACC will make one copy for the owner and keep one for the ACC record keeper.

OWNER: Please make additional copies and give one copy to your builder, one to the County Building Inspector to obtain a building permit, and keep one for your records. A copy of this approval will be required for final approval.