



Owner's Association
P. O. Box 1533
Grand Lake, CO 80447

October 22, 2005

Dear Title Companies;

Rocky Mountain Estates Owner's Association wanted to inform you of their current Design Review Committees rules and regulations. Please include this packet in all closings, which you perform for Rocky Mountain Estates.

If you have any questions please contact me at the phone numbers below.

Sincerely,

Micki May
Office Manager
Rocky Mountain Estates

970-627-5011
970-531-3311



Owners Association
P. O. Box 1533
Grand Lake, CO 80447

On behalf of the Rocky Mountain Estates Owner's Association (RME OA) Board of Directors and the Design Review Committee (DRC) we welcome you as you start your construction project at Rocky Mountain Estates. Designing and building a home should be an exciting and rewarding process for you. It is collaboration among homeowner, architect, builder, Rocky Mountain Estates DRC and Grand County. Following is information to assist you in your process of building at Rocky Mountain Estates.

You are welcome to attend a DRC meeting to discuss your preliminary plans. Typically we meet near the end of the month. Please call Micki May at the RME OA office 970-627-5011 to put you on the DRC meeting agenda or to set up an appointment.

In the Pre-Construction packet you will find:

ITEMS TO SUBMIT

- Appendix A – Architect Review Submittal Form, Checklist and Approval Form
 - Submit to James K. Pool Architects with fee prior to starting the design review process. The DRC has 45 days to review your plans after receiving them from the OA architect. (See RME DCC&R 4.9)
- Appendix B – RME OA Compliance Deposit
 - Send in the deposit before excavating begins. The RME OA holds this deposit in escrow until the exterior of your home and landscaping are complete as per your approved plans.
- Appendix C – Request for Final Inspection
 - Use this form to request final inspection on your home's exterior and landscaping. Your compliance deposit will be returned after you pass this inspection.

DESIGN REVIEW STANDARDS

The intent of the standards is to encourage harmony in the designing of homes with the environment while maintaining quality and architectural consistency.



FOR YOUR INFORMATION

- Forestry information on the fire prevention, creating defensible space and landscaping for wildlife prevention can be obtained by contacting the East Grand County Fire Department at 970-726-5824 for dates of classes on planning and prevention.
- Noxious Weed Management – please be a good neighbor and be informed on how to control noxious weeds on your lot. Many noxious weeds look like ornamental flowers but can be deadly to birds, wildlife and even domestic animals. For information in spraying and what to use, contact the Grand County Natural Resources Director at 971-887-2123. Disturbed ground, such, as after construction, is the most susceptible to noxious weeds. Re-vegetating promptly will help to avoid a noxious weed infestation.
- A list of plant materials is included in this packet to help in planning your landscape. Additional information is available from Colorado State University Extension Service (www.ext.colostate.edu).

Congratulation and welcome to our community.

The Rocky Mountain Estates Owner’s Association and Design Review Committee

I have received the copies of the documents referenced in this letter and agree to comply by the same. Further, I hereby agree that the builder I select will comply by the same.

Signature

Date

Signature

Date

RME ARC

APPENDIX A – ARCHITECT REVIEW SUBMITTAL AND CHECKLIST

NOTE: THE APPLICANT MUST REVIEW THE DESIGN REVIEW GUIDELINES, PRELIMINARY SUBMITTAL & CHECKLIST

NOTE: ALL FORMS MUST BE FILLED OUT IN FULL

Please submit this to:

Rocky Mountain Estates
P. O. Box 1533
717 Grand Ave. #4
Grand Lake, CO 80447

Phone: 970-627-5011
Fax: 970-627-5063

Building Permit # _____

Lot # _____ Submittal Date: _____ Review Date: _____

Street address: _____

Owner: _____

Current address: _____

City/State/Zip code: _____

Home phone: _____ Business phone: _____

Review comments to be sent (if other than Owner):

Name: _____

Address: _____

City/State/Zip code: _____

Architect/Designer: _____

Address: _____

City/State/Zip code: _____

Phone: _____ Fax: _____

General Contractor/Builder: _____

Address: _____

Phone: _____ Fax: _____

Commencement date: _____ Completion date: _____

Original to RME DRC

NOTE: APPICANT MUST CHECK OFF ON THE LINE EACH ITEN ON THE CHECK LIST

SITE PLAN/SURVEY:

- Scale 1" = 10' - 0" or 1" = 20' - 0"
- North arrow.
- Title block including lot, block, owner and date.
- Site Plan with setbacks and building placement.
- Exterior walls with roof overhang.
- Property lines.

- Drainage plan – Drainage will be shown by arrows showing direction of drainage & arrows showing swales.
- Walks, decks, terraces, retaining walls, temporary structures, fences, gates, driveways, and parking areas.
- Underground utility lines to building and location of meters.
- Note on site plan the erosion control method.
- Provide calculation of percent coverage of lot, as per Grand County guidelines.
- Show snow storage area.
- Show compliance of two parking spaces.
- Show percent grade of driveway to comply w/Grand County guidelines.
- Show 5 new Trees on site plan.
- Note on site plan that all disturbed areas will be revegitated with native materials.

FLOOR PLANS:

- Scale $\frac{1}{4} = 1'$ (minimum scale).
- Title block.
- All exterior dimensions including deck dimensions.
- Walls, porches, decks, balconies, and terraces with materials noted.
- Finish able square footage per floor, total finish able square footage and garage square footage.

ELEVATIONS:

- scale $\frac{1}{4} = 1'$ (minimum scale).
- Title block.
- Elevation of each exterior view.
- Door and window locations.
- Roof pitch.
- Chimney.
- Railings.
- Fascia.
- Deck.
- Highest point of ridge on main roof to highest finish grade – This measurement **CANNOT** exceed 26'.
- Show finished grade.

FOOTING AND FOUNDATION PLAN:

_____Soils test report, open hole inspections are recommened.

LANDSCAPE PLAN:

_____Show on site plan minimum of 5 new trees.

COLORS:

_____Refer & Fill out form of Schedule of Samples

LIGHTING:

_____Show Exterior Lighting on Schedule of Samples- Provide picture of exterior light fixtures.

FEES AND APPLICATIONS:

_____Completed application form.

_____ \$750.00 Deposit payable to Rocky Mountain Estates OA proof of deposit payment needs to be provided.

_____Please refer to application fee schedule for final submittal fee design guidelines.

Rocky Mountain Estates ARC Approval Form

Architect Comments:

- _____ Approved as submitted.
- _____ Approved per stipulations noted.
- _____ Not approved.

Architect Signature

ARC Comments:

- _____ Approved as submitted.
- _____ Approved per stipulations noted.
- _____ Not Approved.

ARC Signatures

Appendix B
RME OA COMPLIANCE DEPOSIT
Send in this deposit before excavation begins.

Lot # _____ Block # _____

Date submitted _____

Homeowner Name _____

Mailing Address _____

Phone Number Home _____ Work _____ Cell _____

E-mail _____

Architect _____ Phone Number _____

Builder _____ Phone Number _____

The Design Committee deposit and application fee: \$750.00.

Make check payable to: Rocky Mountain Estates OA, DCR Account

Submit to: Rocky Mountain Estates
P. O. Box 1533
Grand Lake, CO 80447-1533

Check Number: _____

Received by: _____

Date: _____

Refundable upon completion of the building process and landscaping in accordance with DRC criteria. See Request for Final Inspection – Appendix C.

The DRC and OA have the right to deduct from your deposit fines for non-compliance issues addressed in the DRC Standards or to assess other appropriate penalties.

Appendix C
REQUEST FOR FINAL INSPECTION

Lot # _____ Block # _____ Date Inspection Requested _____

Homeowner Name _____

Mailing Address _____

Phone Number: Home _____ Work _____ Cell _____

E-mail: _____

Architect _____ Phone Number _____

Builder _____ Phone Number _____

These items must be complete before inspection:

1. All RME Architectural requirements are completed as specified and approved by the DRC in the Final Construction Plans.
2. All construction equipment and debris has been removed from property.
3. All landscaping as specified in your landscape plan is completed. All necessary drainage, retaining wall, etc. requirements are met.
4. All disturbed areas have been re-seeded.
5. Water meter is installed and can be read from the outside.

Submit to: Rocky Mountain Estates DCR
P. O. Box 1533
Grand Lake, CO 80447-1533
Fax: 970-627-5063
Phone: 970-627-5011

____ Approved

____ Not Approved

DRC Signatures:

Date:

Original to RME DRC