

## **Architectural Review Guidelines for Architectural and Rules Committee of Blue Valley Acres Unit No. 2**

### **Definitions:**

1. ARC or Committee: hereinafter refers to the Architectural & Rules Committee, established by Article XVII of Blue Valley Acres, Unit No. 2 Restrictive and Protective Covenants

BVMD: Blue Valley Metro District

Covenants: Refer to the above mentioned covenants.

Barn: A structure constructed for the purpose of housing livestock.

2. Intent of these Guidelines: The intent of these guidelines is to support and implement the Declaration of Protective and Restrictive covenants.

3. Plan approval: Pursuant to the Declaration of Restrictive and Protective Covenants. The ARC shall review and approve all plans prior to plan submittal to the Building Department of Grand County for a building permit. The purpose of this review is to assure that the buildings, use of the land and plans conform to the Declaration of Restrictive and Protective Covenants governing Blue Valley Acres, Unit No. 2 subdivision. Upon approval, the members of the committee shall endorse the committee's approval on the face of the plans prior to submission of the plans to the Building Department of Grand County. Any changes or modifications to the plans after initial approval by the ARC shall be submitted to the committee for its approval of such changes or modifications. The modifications are generally major in nature and include but not limited to modifications to additions or subtractions to original plans, roof lines, siding, fences, etc.

#### A) Additional Requirements:

1. Solar applications are allowable and encouraged upon approval.
2. Manufactured units are permitted if they comply with the covenants and with the current edition of the International Building Code as prepared by the International Conference of Building Officials and if differentiated from a mobile home as determined by the ARC.
  - a. The foundation for a manufactured home must be completed prior to the arrival of the unit on the building site. The manufactured unit must be set on the foundation within 30 days of the arrival date.
3. A complete set of site plans and designs for buildings, as described in the most recent revision of the Architectural Review Procedures, must be submitted to the ARC for approval.

3) Plan approval period: All plans presented at any meeting shall be approved by ARC within ten (10) business days.

4) Variances: The Architectural and Rules Committee may grant variances so long as such variances do not deter from the basic principles of development of the acreage as such principles are expressed in the Declaration of Restrictive and Protective Covenants as amended. Also required, with no exception is written approval from all affected adjacent property owners. Said owners will be determined by the ARC. All original copies of said written approvals are to be retained by ARC.

5. Nuisances: As per article XI of the covenants, nuisances is described in more detail as follows: No noxious, offensive activity shall be carried upon any portion of the property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, including garbage and refuse disposal

6. Signs: As per article XIII of the covenants. No signs or notices may be posted temporarily or permanently without prior approval of the ARC or its designee. Any approved temporary signs may be erected which are used to identify the construction site. All signs shall be removed within 30 days of completing the project. Temporary real estate signs are exempt.

7. Fences: As per article XVIII and XXI of the covenants. Fences and gates may be constructed. As a general rule of thumb, 5'11" fences are allowed in Grand County without a permit. All fences and gates need the approval of the ARC.

8. The BVMD: has requirements for project approval. Their conditions include culvert sign off, back flow check valve and water meter installation and water service turn on and shut off. Please contact BVMD for more info

9. Covenant and Guideline Enforcement: At regular meetings all violations submitted by a resident on violations forms and as presented by the ARC committee will be addressed.

10. Prior to the submission of plans to be approved the applicant should acquire a copy of the instructions indicating the procedure for a building permit approval from the Grand County Building Department.

These Architectural Review Guidelines shall become effective upon the execution by the current ARC regular members this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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