



Dear Silverheels Property Owner:

Many of you have communicated to us your frustration in attempts to interpret and understand the numerous Silverheels Ranch Owner Association (SROA) covenants and County and State regulations as they relate to your specific lot and structure planning.

The purpose of the Architectural Control Committee (ACC) is to protect and enhance property values through intelligent architectural control of building design and construction. As a result, we have expended much time and effort in reviewing and researching these applicable rules and regulations so we can assist you in navigating through the process.

Some important basic requirements and recommendations are as follows:

- Whether you choose to do the construction yourself, or engage a contractor, once you as the property owner sign the title papers, you are required to comply with the SROA covenants as well as any applicable County and State regulations.
- You, as the lot owner, hold ultimate responsibility for all construction, which includes your septic system, well installation, driveway construction, and responsible tree removal.
- It is highly recommended that you have your property surveyed prior to any construction. Careful planning before any excavation will avoid exposure to liability for you as well as the SROA. Believe it or not we have experienced some contractors actually building on a neighboring lot and also on easements!
- Your driveway permit is the first permit required prior to the building and septic permits. An address sign will need to be posted in accordance to county regulations before additional permits will be granted.
- The well driller of choice will usually obtain your well permit.
- Representative Louise Timson from Xcel Energy will coordinate the installation of power lines onto the property owner's lot.
- Please keep in mind that approval from the ACC is required prior to any construction.
- A site inspection by the ACC is suggested. This could save you significant time and expenditure if done prior to building.

The construction review application which you requested is enclosed. Upon completion, the application requires the signature of the property owner(s). Consider us your partner as you move through all the processes involved. If you have any questions contact one of the ACC committee members.

Respectfully:

Allan Pederson 719-836-0852

Jim Brown 719-836-3466

Todd Scholl 719-836-2497

CONSTRUCTION REVIEW APPLICATION
Architectural Control Committee
Silverheels Ranch Owners Association (SROA)

- 1.) Lot Number _____ Filing _____ Street Address _____
Owner Name _____ Phone Number _____
Mailing Address _____ Email Address _____
- 2.) Attach design (blue print if available) including an elevation drawing or photo.
- 3.) Size of proposed structure: Main Floor _____ Second Floor _____
Basement _____ Other Structures _____
- 4.) Include a scale drawing of your lot including the following:
 - a.) Set back from all property lines
 - I.) Front [This is the area along the main road where your driveway is located] Set back is not from road but your property line!
 - II.) Back of lot.
 - III.) Left side (facing your lot)
 - IV.) Right Side (facing your lot)
 - b.) If property is on "The Ridge" indicate location in relation to the ridge.
 - c.) Show the location of the driveway and all easements.
 - d.) Show the location of your entire septic system and well.
- 5.) Include exterior color scheme with samples (if available) for:
 - a.) Home _____
 - b.) Roof _____
 - c.) Fence _____
 - d.) Other structures (outbuildings, corral etc.) _____
- 6.) If Alternative Energy Device provide:
 - a.) Type of device
 - b.) Drawing showing location on lot or building
 - c.) Picture of device
- 7.) Park County Permit # _____

The undersigned agrees to comply with SROA Covenants and all County, State and other regulations which are applicable.

Property Owner/s Signature _____ Date _____

Return this form and any relevant drawings etc. to:

Architectural Control Committee
Silverheels Ranch Owners Association
P.O. Box 429
Fairplay, CO 80440

If you have any questions, please call or write to any of the Architectural Control Committee Members:

Todd Scholl
PO Box 161
Fairplay, CO 80440
todd@tschollfinewoodworks.com
719-836-2497

Jim Brown
PO Box 154
Fairplay, CO 80440
jcbrown914@gmail.com
719-836-3466

Approved by the ACC
Signature _____
Date _____

Allan Pederson
PO Box 231
Fairplay, CO 80440
hosers@hughes.net
719-836-0852

Or email:
ACC@silverheels.org

The purpose of the Architectural Control Committee (ACC) is to protect and enhance property values based on intelligent architectural control of building design and construction and backed by SROA Board enforcement of the covenants. Many items are clearly spelled out in the document, such as set backs, size of structure, etc... There are to be several items however, which appear to warrant clarification.

No structure, including walls, fences, corrals or sheds, can be built or *altered* without written approval of the ACC. Regardless of the size of the structure and whether or not a county building permit is required, an ACC Construction Review Application must be filled out. Alterations include, but are not limited to, remodeling, repainting, reroofing. Alterations also need ACC approval and an ACC Construction Review Application must be submitted even if the existing color is not to be changed. Also note that all Park County Land Use Regulations must be complied with regardless of whether they are addressed in the covenants.

More subjective is the color palette allowed under the covenants. The covenants state "Structural color schemes will be compatible with the natural environment of the subdivision. Natural or earth colors (shades of brown or green or natural wood) are required." Blue, purple, yellow, orange, red or shiny metallic colors are not interpreted by this committee to constitute natural colors nor should this list be considered to be comprehensive. Historically, some variations of grey and red-brown have been approved provided they blend with the environment. The best way to avoid a misunderstanding in this matter is to submit a color sample with the application. For those who may be confused when they see colors in our subdivision that do not comply with the covenants, this is typically due to two reasons. Either an application had not been filed or the colors stated in the application were not adhered to.

The covenants are also quite clear that with or without ACC approval, the covenants still need to be complied with. The ACC will do its best to process applications in a timely fashion. If you need a copy of the covenants, please contact the ACC.

Sincerely,

The ACC

RESOURCES

Environmental Health	(719) 836-4267
Building and Zoning	(719) 836-4255
Planning Dept.	(719) 836-4254
Water Resources; State Engineer (for well permits)	(303) 866-3587
Colorado Department of Regulatory Agency: Electrical Board (to obtain wiring permit) Plumbing Board (to obtain plumbing permit)	(303) 894-2300
Xcel Energy representative; Louise Timson (for power line connection)	(970) 262-4050
Centurylink (telephone)	(800) 244-1111
Buried Cable Services	(800) 833-0825
For true emergencies for the four following agencies	911
Ambulance	(719) 836-4149
Police (Fairplay)	(719) 836-2840
Sheriff's Dept.	(719) 836-4108
Northwest Fire District. (Burning permits)	(719) 836-3150
Water Commissioner	(719) 836-2557
U.S. Forest Service (South Park District.)	(719) 836-2031
U.S. Post Office - Fairplay	(719) 836-2423
Park County Cooperative Extension	(719) 836-4289
Mountain View Waste Systems Fairplay Transfer Station Open: Monday 10 AM – 4 PM Tuesday 10 AM – 4 PM Saturday 10 AM – 4 PM	(800) 571-8920
Utility Notification Center of Colorado	(800) 922-1987