

**Beaver Mountain Estates**  
Architectural Review Committee  
Building Plan Application and Pre-  
Construction Check List

**INTENT:** It is the intent of the Beaver Mountain Estates (BME) covenants to protect and enhance the value, desirability, natural and manmade environments of the NEIGHBORHOOD (BME in its entirety), and to prevent the construction of improper or unsuitable improvements.

**PURPOSE:** All plans and specifications for the construction or rehabilitation of any structure or improvement to be erected or moved to any portion of the NEIGHBORHOOD and the proposed location thereof shall require the approval in writing of the Architectural Review Committee (the COMMITTEE) before any such work commences.

**PROCEDURES:** All plans shall be submitted to the COMMITTEE in duplicate (if hard copy) or PDF format and shall adhere to the checklist provided herein. A written statement of approval or disapproval or other action taken by the COMMITTEE shall establish the action of the COMMITTEE and shall protect any person relying on this statement. Such statement shall be executed within thirty (30) days after delivery of a complete application with all required materials is delivered to the COMMITTEE and receipt is acknowledged by the COMMITTEE or any of its members. Should this application be denied by the COMMITTEE, the Owner, within 15 days of notification, may appeal to the Board of Directors (the BOARD). The BOARD's decision shall be final.

**FEES:** Architectural Review fee of \$1,000 must be paid when the Building Plan Application is submitted and the Water Tap Fee of \$5,000 (if applicable) must be paid prior to beginning of construction.

**OWNER AND CONTRACTOR INFO**

Owner Name: \_\_\_\_\_

Address/Phase/Lot: \_\_\_\_\_

Owner Phone Number: \_\_\_\_\_

Owner E-Mail: \_\_\_\_\_

Contractor Name: \_\_\_\_\_

Contractor Phone Number (24-hour): \_\_\_\_\_

Contractor E-Mail: \_\_\_\_\_

This COMMITTEE may update this application at any time. The latest version of the application shall be available on the BME website, <https://bmepoa.com>. It is the applicant's responsibility to ensure the latest application form and all required data is submitted.

## APPLICATION CHECKLIST

### 1. Plot Plan

- Location of all existing and proposed improvements, to include buildings, driveways, walks, septic systems, fences, and any other structures.
- Fences, if proposed, shall be split rail and shall not exceed three feet and/or three rails in height except for horse corrals.
- Any proposed signage must be shown on the plot plan and must be approved by the committee, this includes address signs. Signs shall be limited to two of six (6) square feet each.
- No building shall be erected nearer than fifty (50) feet of the right-of-way line of any road, and no part of said building shall be closer than twenty-five (25) feet to any of the other boundary lines of the lot, with the exception of Phase 3 lots, where no building may be erected nearer than twenty-five (25) feet of the right-of-way line of any road.
- Any lot bordering the National Forest shall have a fifty (50) foot setback from National Forest property.
- Propane tanks and other fuel tanks must be buried.
- Septic system location shall be identified.
- Lots are subject to those easements as depicted on the recorded plat; easements must be shown on the plot plan.
- Outdoor water features that depend on the BME water system are prohibited.

### 2. Elevations

- Exterior elevations included for front, back and sides.
- Exterior elevations shall indicate and locate on each elevation the materials to be used.
- Construction new materials must be wood, log, stone, stucco or other natural materials approved by the COMMITTEE. Any compatible looking synthetic material must be approved by the COMMITTEE.
- All exterior colors shall be of a natural/earth tone and be compatible with the aesthetics of the environment and the BME community.
- All roofs shall be a minimum of 6-12 pitch.
- Roof materials shall be metal, tile, slate, or composition.
- Color of roofing shall be of earth tone or shall blend into the environment.
- Outbuildings shall be of the same construction materials as the main dwelling.
- Exterior lighting shall be directed downward and shall be installed and maintained in a manner to not cause light pollution or nuisance.

### 3. Floor Plans

- Phases 1 & 2 Lots: Main dwelling shall have a minimum ground floor area of not less than 1,200 square feet; no dwelling shall have less than 1,600 square feet of total living space (excludes garage, porches, and all unheated areas)
- Phase 3 Lots: Main dwelling shall have a minimum ground floor area of not less than 1,600 square feet; no dwelling shall have less than 2,000 square feet of total living space (excludes garage, porches, and all unheated areas)
- Chimneys must be fitted with screens or similar devices designed to prevent the escape of live ashes and cinders.

### 4. Recreational Vehicles and Camper Units

- Written request for approval must be submitted and written approval obtained from the COMMITTEE prior to the placement of any recreational vehicle or camper unit on any tract during the construction of a residence for a period not to exceed six (6) months. Requests for approval must specify the purpose and plans for the recreational vehicle or camper unit and the exigent circumstances requiring its use. Article XI of BME Covenants prohibits the use of any structure, vehicle, trailer, unit or tent as a temporary residence or for temporary camping.

**APPROVAL, APPROVAL WITH CONDITIONS, DISAPPROVAL, OTHER ACTION TAKEN**

- Approved
- Approved with Conditions
- Disapproved
- Other Action Taken

*Conditions:*

*The contractor/homeowner is responsible to control and remove trash incurred during construction. A construction trash dumpster or contract trailer is recommended to be retained on site. At no time shall construction trash be placed in the BME trash dumpster.*

*All exterior construction shall be completed within one year from the date that a Rio Grande County Building Permit is issued (unless an Extension is requested and approved by the COMMITTEE).*

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Variances may be granted if strict interpretation of the Covenants results in a unique and singular disadvantage to any individual lot. Items to be considered in the variance process may include, but are not limited to, shape, location, topography, rock formation, water, or any other condition that limits building or use on any lot within BME. The variance may not grant privileges inconsistent with limitations shared by other lots in BME. The variance shall not adversely affect the BME road system, utility easement, or any existing or future use of any lots within BME. In granting the variance, the BOARD may attach reasonable conditions and safeguards as deemed necessary and these conditions shall be noted on this application below and included in the minutes of a regularly scheduled board meeting or by e-mail documentation of such vote. Any variance must be approved by at least 2/3rds vote of the entire BOARD.

Neither the COMMITTEE, nor any architect or agent thereof, shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing provisions, or for any structural or other defects in any work done according to such plans and specifications. Approval by the COMMITTEE does not constitute compliance with any applicable zoning or building codes or regulations.