



ACC Policy

First adopted 7/30/1993 and revised 9/24/1994
revision 1/14/2007

I. DRIVEWAYS

If you wish to build a driveway from a Retreat road onto your land, there could be few problems. First, look at the Driveway Application form available from the ACC chairperson or the website www.rla-gh.com/Documents.htm. This must be approved in writing by the ACC prior to construction. Use it in talking with your potential contractors, or for your own planning. Here are a few suggested steps that you might consider before starting your driveway construction:

Understand the Covenants:

If the covenants are not clear to you or you feel you might have a potential conflict, ask the Architectural Control Committee and/or your Board of Directors for clarification before you start doing anything beyond very preliminary planning of your driveway.

#10 "Approval shall be obtained from the architectural control committee to cut down, clear, or kill any trees on any tract except those trees which are located on that portion of a parcel of land which will be occupied by a dwelling or driveway which is approved by the architectural control committee." You may be asked to replace cut trees.

#16 "No driveway or access road shall be constructed or used unless an approved culvert of a minimum size of twelve (12) inches shall be first installed by the owners of the lot, at their expense, unless said driveway or access road is below the level of the public road surface." Waivers to covenant #16 will be considered by the ACC at the time of submitted application and in conjunction with the Road Committee.

Culverts must be installed at the time of driveway construction. Make sure culverts are long enough to prevent vehicles from crushing the ends making them useless. You are always responsible for the condition of your culvert (i.e., must be kept clear and usable). Culverts may be used for stream crossings (environmentally prepared plans are available upon request from the ACC). If your driveway leads uphill, make certain the drainage or runoff is to the sides and not onto the Retreat roads. In order to keep runoff off the roads, you may need to put a 6-8" drop between your driveway end and the edge of the road. You may be asked to place small reflectors at the culvert ends to aid the road grader. *The road committee chair must inspect the driveway before it will be accepted.*

II. GENERAL APPROVAL PROCESS FOR STRUCTURES:

1. Be SURE to consult the covenants before making detailed plans. Covenants 1, 2, 3, 4, 5, 6, 9, 10, 12, 16, and 17 directly concern the responsibilities of the ACC and should be scrutinized carefully to see how they apply to the project you are considering.
2. Prime consideration for approval of a building project will be its location on the lot and its size, as well as its impact on the sightlines in the Retreat.
3. Any building or other structure (see Covenant #2) must have written ACC approval BEFORE construction can begin. Application forms may be obtained from the ACC (see Appendix). ACC approval must be given within 30 days, however, the thirty day review period starts when all necessary questions are answered and the application is otherwise complete. Frequently, incomplete plans do not (for instance) show setbacks, elevation drawings, or dimensions, or do not answer all questions about exterior or roof materials or their colors. This can delay the approval of an application. Prospective builders should contact the ACC before submission of an application to fully understand the requirements. A rushed application will usually cause problems later on that could have been mitigated by a more deliberate approach. If you have found it necessary to file for a variance from county requirements from Larimer County, please send a copy of your variance request to the ACC when you file your ACC application. Larimer County cannot grant a variance from the covenants of the Retreat. If your county-approved variance conflicts with the Retreat covenants, a separate request for a variance must be submitted to the RLA Board for approval, which variance approval must be obtained prior to any construction.
4. The ACC MAY approve a storage shed to be constructed on a lot before any other structure is built. The exterior of these sheds is of great concern, and only materials, location and colors that give maximum concealment will be permitted. The recommended size for a storage shed is 32 square feet, or less. UNDER NO CIRCUMSTANCES shall a storage shed be used for overnight accommodation. Any abuse of the overnight accommodation rule will result in withdrawal of ACC approval of the shed and action to remove the shed.
5. Propane tanks must be buried or concealed by fences so that they are not seen from adjacent lots or the roadways. The local fire department recommends only 3 sides be fenced and that no roof be built. We recommend that you contact the ACC for additional guidelines about these enclosures.

III. RESIDENTIAL CONSTRUCTION AND RE-HABILITATION POLICY

Any work to be done shall only be done in conformance with written ACC approval of plans.

The ACC strictly adheres to the covenant requirements (and the nearly identical Larimer County requirements) for a 30 foot setback from the lot boundary at the edge of the road easement, and a 25 foot setback from adjacent property lines. This includes all parts of a structure such as porches, overhangs, and steps. You are reminded that the single-family zoning in the Retreat excludes "mother-in-law apartments" and second houses on a single lot.

Any re-modeling must include removal of existing outhouses and include construction of inside plumbing. No new construction of outhouses is allowed.

1. COLOR OF EXTERIOR (INCLUDING ROOFS):

The ACC will consider exterior finish, color, and setting of a structure in the approval process. The structure should blend into the surroundings as much as possible, a lighter color for open lands, and a darker color for wooded areas. All natural wood shades and earth tones are recommended, while brown, green, and gray shades may be permitted on a case-by-case basis. Bright or fluorescent colors such as pink, bright yellow, orange, red, blue, white and silver will not be approved.

2. TYPE OF SIDING:

Wood, stone, and glass is acceptable. Any metal or concrete surfaces must be finished to blend in with the cabin and the surroundings.

3. REPAINTING OR REFINISHING:

The above criteria shall also apply when repainting an existing structure or otherwise doing work which may change an existing structure's appearance. Any changes in exterior colors must be submitted in writing to the ACC and be approved by the ACC before painting commences.

IV. USE OF TRAILERS ON RLA LOTS, AND USE DURING CONSTRUCTION OF CABINS

note: A trailer includes RV, motor home, or other temporary living quarters

1. Use of trailers on lots is limited to a total 60 day period during each calendar year. This usage has been interpreted to mean that a trailer cannot sit on a lot more than 60 days, whether occupied continually or not.

A. Only one trailer may be placed on a lot. Approval of the RLA board must be obtained for a guest's trailer.

B. Accessory structures such as dining tents, canopies, picnic tables. etc. are generally acceptable during the 60 day period, subject to reasonable limitations determined by the Board of Directors.

C. All trailers must observe setback regulations and should not be placed on the road right-of-way at any time.

D. Rubbish, garbage, or other waste shall be kept and disposed of in a sanitary manner. No trash should be visible from adjacent lots or from the roads.

2. Use of trailers as temporary dwellings during construction is allowed for periods up to one year, provided substantial progress is being made toward the completion of the exterior of the dwelling as provided in the RLA covenants. A trailer may remain on the lot for the one year period only if it is used as the principal residence during that time, otherwise the 60-day rule applies.

A. Larimer County permits for use of a trailer as a temporary dwelling during construction must be obtained and copies submitted to the ACC within 2 weeks of placement on the lot.

B. Any request for an extension of the one year permit period must be submitted to the ACC for approval, including the justification for the longer period requested. The usual

procedure for an extension will require submission to the RLA Board for a variance, since the covenants limit construction to a one year period.

C. All county health requirements must be followed for disposal of wastes.

V. TV SATELLITE DISHES

Television satellite dishes may be required for TV reception in most places in the Retreat. These structures require ACC approval for their positioning and must meet the setback requirements. Their placement is required to be as concealed from view as possible. Dishes that are not providing reception shall be removed.