REDHILL FOREST
PROPERTY OWNERS MUTUAL WATER AND CATTLE ASSOCIATION
Fairplay, Colorado

ARCHITECTURAL CONTROL COMMITTEE
LOT OWNER'S PACKET

REDHILL FOREST IS A COVENANT COMMUNITY

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INTRODUCTION

The Redhill Forest Architectural Control Committee or ACC is established through the Declaration of Covenants, Restrictions, Easements Charges and Liens for Redhill Forest. This committee of volunteers has been charged with enforcing the covenants of the community. By doing so, the ACC is helping to assure that the value of the property you have purchased and the value of the home you build will be maintained and will increase.

For your information we have enclosed the following: ACC Regulations for driveways, home construction, horse keeping, barn and corral construction, and storage shed policies, Application for Construction. When you are ready to begin your lot improvements, please fill out the attached Application Form for all projects that will improve or alter your property. Submit the completed application along with all supporting documents electronically to the Property Manager or Chair for the Architectural Control Committee. You will receive a response from the ACC Chair or Property Manager concerning the status of your application within 30 days of receiving the application package.

Please note: ALL lot owners PRIOR to the start any project that alter or improves their lot, must also have ALL required Park County permits, including a permit from the Health Department for your driveway and septic system and a Construction Permit from the Building and Zoning Department.

We appreciate having you as a part of this community and we look forward to getting acquainted with you at our next Annual Association or monthly Board Meetings. We are sure that you agree that Redhill Forest is a spectacular place to live. If you have any questions or comments please feel free to contact us. We will be happy to help in any way we can.

REDHILL FOREST ARCHITECTURAL CONTROL POLICIES AND PROCEDURES

OUR GOAL:

Many areas of Redhill Forest are characterized by slope, vegetation, drainage ways, rock outcroppings, sand and other geologic physical factors which, if disturbed for purposes of development, can cause undue damage to the overall appearance of Redhill Forest, private property or both. Therefore, the development of such areas requires special care to preserve the beauty of Redhill Forest and to protect and enhance the property values for all Association members. Our specific goals are:

- To conserve the unique natural features and aesthetic qualities of Redhill Forest
- To minimize the loss of trees, terrain disturbance, water runoff and soil erosion problems incurred during and after lot development
- To assure adherence to all architectural control requirements

APPLICABILITY:
All lot changes or development must be undertaken in accordance with the requirements set forth in this section.

This procedure must be followed and the Construction Application must be completed and supporting documents, submitted to the ACC and approved for the following:

- New construction or reconstruction of any structure (dwelling, shed, barn, etc.).
- Any improvement that changes the size or color scheme of an existing structure.
- Land grading or land disturbance.
- New driveway, septic system, waterline, RV or camping pad, future house pad, or utilities.
- Tree Removal.
- Any change to the original site plan (location of driveway, septic system, water or utility lines, etc.).
- Any change that may affect Redhill roads (replacement of waterline, culvert, etc. or driveway paving).

REDHILL FOREST CONSTRUCTION PROCEDURE:

Schedule your project so that the ACC will have at least 30 days to review your completed application prior to the start of any lot modifications. Incomplete applications will be returned to the applicant. Only complete application packets will be accepted.

1. Obtain a copy of the ACC Packet (this document) and the Construction Application from the Redhill Forest website (redhillforest.org).
2. Review the Redhill Forest Covenants as well as any applicable County, State, or Federal regulations before completing the application.
3. Complete the Redhill Forest Construction Application by TYPING or legibly PRINTING a response to each question.
4. Write the LOT # on the top right corner of each attachment to the application.
5. Attach a Site Plan to the application. The Site Plan must include the following:
    a. Lot size with property line dimensions
    b. Road and driveway locations.
    c. Foundation location and type.

d. Existing and proposed structures with dimensions including the height, square footage, and the distance between the structures (all structures must be setback at least 50 feet from the front property line and at least 25 feet from the side and back property lines.)
e. Variances to the building setbacks may be requested. A variance request must be on a lot that has a barrier with the landscape that does not permit modifying or development of the lot. The severity of the barrier is decided by the ACC. Variances that are less than 30 feet from the front and 20 feet from the sides and back must apply with the county before a variance can be granted.
f. Septic tank and leach field location. (setback at least 10 feet from all property lines)
g. Electrical service (state if buried or above ground) and meter locations. (setback at least 10 feet from side property lines)
h. Location of solar panels if located on the ground.
i. Water service line and meter location. (setback at least 10 feet from side property lines)
j. Propane tank location. (setback at least 10 feet from all property lines)
k. Setback measurements from existing buildings, proposed buildings, water and utility lines, electric utility pole, propane tank and septic system to all property lines.
l. If the project is a horse barn, the site plan must include a corral with setbacks from the dwelling and all the property lines.

7. Attach an elevation diagram and floor plan of the proposed structure.

8. Attach a color picture showing the color of the building, trim and roof or attach samples of the colors that will be used. Colors must be earth tone colors (see attached color chart). Metal sided buildings are generally not acceptable. Metal siding that resembles wood siding or is combined with other materials may be allowed with approval from the ACC.

9. Contact the Property Manager to determine what fees are due prior to submitting an application. Property owner or member must be in good standings with the association prior to any application being submitted.

10. Send payments directly to the Redhill Forest Property Manager at the address listed on the website. Remember to record the Lot # and type of payment (i.e., USAF, assessment, or special assessment) on the check.

11. If the changes you plan to make to your Redhill Forest lot cannot be adequately described using the application form, attach a detailed description of the proposed changes.

12. Email the completed application and attachments to the Property Manager or Chair for the ACC.
13. The application will be approved or denied within 30 days of receipt of a complete application as well as all required supporting documents.

15. Notify the ACC when the driveway and/or water line connection have been completed. The road must be inspected for damage upon completion and one year after completion.

16. Prior to removing any trees, set up an appointment with the ACC Chair to meet the owner or owner representative at the lot to verify the quantity and location of the trees to be removed.

17. Notify the ACC if the project schedule is altered or cancelled. The ACC application is good for one year from the date of approval. If the project is not started within that time the application is void.

18. An improved lot is considered any lot that has been altered or improved to include but not limited to any of the following improvements or a combination thereof, driveways, culverts, camping pads, RV pads, electrical service, water service, onsite septic system, and the construction of a new home.

REDHILL FOREST CONSTRUCTION FEES / BONDS / INSURANCE

Before the ACC application can be approved, the following requirements must be met:

1. Redhill Forest assessments must be current.

2. The Utility Service Availability Fee (USAF) must be paid in full. The USAF is a onetime fee that was applied to all lots. USAF fees are as follows:

    - Filing 1, lots 1-143; Filing 2, lots 144-277; Filing 3, lots 278-377, USAF fees are $1650.

    - Filing 4, lots 378-444 USAF fees are $2420

    - Filing 5, lots 445-581 USAF Fees are $3300.

5. Contractors must submit a copy of their liability insurance naming Redhill Forest to the Property Manager for any work that will be performed in the right-of-way. This includes but not limited to connecting a driveway to the road, installation or replacement of a culvert pipe, installing a water tap. Additional insurance or bonds may be required depending on the type of work being performed.

UTILITY INSTALLATION

Telephone cables and electric service lines are to maintain a 14 ft. min. overhead clearance in all easements. **Clearance over Redhill Forest roadways is to conform to the National Electric Safety Code clearance of 19 feet. No underground electric and telecommunications lines are allowed in easements or in the road rights-of-way.**

1. **Utility Excavation Procedures**

Redhill Forest requires inspections of trenches for water line and water tap installation to assure that minimum depth and bedding requirements are met. Electric and telephone utilities may also require trench inspections prior to closing a trench to assure minimum vertical and horizontal requirements between water, electric, gas, and telephone lines are met. For water line inspections, contact the Redhill Forest Water Manager. Contact Qwest Communications or CORE Electric Cooperative for their trench and inspection requirements as noted in this section under "Power and Telephone Service".

2. **Warranty Bonds for Excavation Work**

For excavation near Redhill Forest water lines, contractors or lot owners are required to provide the ACC with evidence of insurance that will cover any repairs necessary as a result of that contractor's excavation. Redhill Forest must be named as an "additional insured" on the policy or warranty bond. The bond or policy must remain effective for one year from the time the excavation work is completed. The bond or policy shall then expire.

The ACC will inspect the site of the excavation one year following construction completion. It is recommended that photographs of before and after roadway conditions be taken and supplied to the ACC. Should excavations require repair on the road, the ACC will "call" the "bond" and have the repairs done.

3. **Excavation Compaction Requirements**

Excavations in the Redhill Forest roadways may be backfilled with the spoils from the excavation. However, backfill must be returned to 95% of its original density. Road base material can be substituted for native fill (shading is required over Redhill Forest water mains) but still must achieve 95% compaction density. If grade changes are required to match a driveway grade to a roadway elevation, any fill soil in the Redhill Forest roadway must also be compacted to 95% density. A compaction test report must be issued to the ACC within three (3) weeks of the excavation completion.

4. **Propane Gas Service**

Propane gas tanks may not be placed in the Redhill Forest road rights-of-way or in the way of drainage culverts or natural drainage. There are industry standards for the placement of propane systems including tank placement, bedding, trench depth and length. Redhill Forest requires that propane tanks be located a minimum of 10 feet within any lot property line. Redhill Forest will allow below ground tank installation, which also has a set of industry standards that must be followed. **Be sure you check with your propane provider to assure they follow these standards.**
Access to the propane tanks for servicing by the propane company must be via the lot driveway not by an additional driveway. The tank may be placed inside the property line facing the Redhill Forest road if access to the tank will not disturb the road bank.

5. Power and Telephone Service

Power and telephone to your property must be coordinated with CORE Electric Cooperative and Century Link.

a. Subscriber (lot owner) poles may not be placed in the Redhill Forest road rights- of-way.
b. The pole cannot block the view of traffic leaving a lot or traffic on the road from

seeing traffic on the driveway.

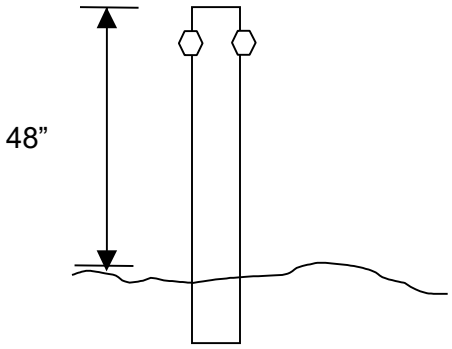
LOT CONSTRUCTION REQUIREMENTS AND RULES:

1. **Lot Addresses**

Address numbers are required and obtained from the Northwest Fire District station in Fairplay for fire protection.

Park County and Redhill Forest require that the lot be properly identified prior to construction by displaying the lot address at the road near the proposed driveway.

a. Address numbers shall be a minimum of 4 inches in height. Attached to either side of the post near the top.
b. Numbers shall be attached to a 4x4 treated wood or redwood post firmly attached to the ground. Address numbers are obtained from the fire department on HWY 9 and 285.
c. The post shall be a minimum of 48 inches above the ground.
d. **The post shall be placed at the driveway no further than 5 feet from the property line.**



2. Lot Signs

The Covenants do not allow for signage to be displayed to the public view on properties with the following exceptions:

a. One sign of not more than six (6) square feet advertising the property for sale or rent
b. A single sign used by a builder to advertise the property during the construction and sale period only.

3. Driveways

a. Driveways must conform to the specifications described in the Park County Driveway Cut Permit Information document. Contact the Park County Environmental Health Department at 719-836-4267 for driveway permit information.
b. Driveways on the uphill side of Redhill Forest rights-of-way must have a 20 foot long, 15- inch diameter culvert with 2’ exposed on each end and installed at the

"bar ditch" point off the road prism.

c. Galvanized steel culverts are to be installed with 12 inches of fill or 24 inches of fill if the culvert used is an aluminum culvert.
d. Driveways on the downhill side of Redhill Forest rights-of-way do not require a culvert installation.
e. All driveways should be designed to match the existing topography of the site.
f. Earth disturbance shall require mitigation measures designed to prevent rock-fall, sloughing, erosion, or other adverse soil conditions.
g. All driveways shall be maintained in a condition that permits reasonable emergency vehicle access to the principal structures on the property.
h. No overnight parking is permitted on the road.

4. Trash/Refuse

Trash/Refuse

a. Trash, garbage, or other waste shall be kept in sanitary containers or if kept outdoors in bear proof containers.
b. All other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from public roads.
c. Sheds or structures used for storage of debris or refuse require an approval from the ACC.

Construction Dumpsters

a. A Redhill Forest Board Resolution states that any member with a construction or remodeling project on their lot is required to provide an onsite dumpster for their debris which shall be picked up or emptied on a regular basis. The dumpster must be covered at all times.
b. The dumpster must be removed from the property once the project is complete. Dumpsters are not allowed for standard trash collection.

5. Storage Sheds

Sheds are not permitted prior to the construction of the primary dwelling. Sheds must be set on a concrete or block footer and floors may be wood or concrete. Sheds must be constructed of wood products that reflect the style of construction and color scheme of the primary dwelling. At no time can sheds be used as living quarters, temporary or permanent. Shipping containers may not be used as a shed or storage building. All sheds are subject to the approval of the ACC.

6. RV Pads and Temporary Structures

Concrete pads for RV's are permissible on lots providing:

a. Setbacks are maintained (30 ft. from side and rear property lines and 50 ft. from the front property line).
b. Temporary structures placed without a pad must also meet this requirement

c. Pads may be of sufficient size to use as a patio or to set the entire RV on.
d. An ACC Construction application (Appendix A) must be submitted and approved prior to the placement or construction of any pad.
e. In accordance with the Association's policy on camping, camping is defined as temporary, overnight use of land that does not have an existing single-family dwelling on the property. A maximum of two camping units shall be allowed on the property at any one time. A camping unit is defined as a camper, trailer, recreational vehicle, or tent. No camping unit may be set on a foundation nor permanently affixed to the ground, nor remain on the property unoccupied. This section only reflects three rules from the camping regulations. See the Camping Regulation for a full list of requirements.

7. Fence

a. All fencing and variance of fencing is at the approval of the ACC.
b. Fences are allowed on Lots with improvements (driveway, RV pad, electrical, etc.). Temporary fences set up for containment of tools and/or building supplies may be exempt with ACC approval.
c. Chain link, vinyl and barbed wire fencing are not allowed.
d. All fences have a maximum height of 5 (60 inches) feet.
e. Privacy fences are not allowed for Lot perimeter application.
f. Other than perimeter fencing, privacy fences are allowed.
g. Fences that retain house pets can be privacy fence or see-through type such as split cedar rail using 4x4 cedar post lined with a wire mesh using ranch fencing. Dog runs can use ranch fence with posts approved by the ACC.
h. New construction fencing must be a part of the building plan for new dwellings or stalls and barns.
i. No fences can be constructed on the Common Properties or roadways.
j. Perimeter fences shall be erected and maintained in a manner, which does not obstruct the vision of automobile traffic on any adjacent street, road, or right-of-way, or driveway.
k. Fencing must be provided for horses.
l. It is recommended fences for horses be constructed from wood fencing materials such as cedar or pressure treated lumber. Fence posts should be installed every 10 ft. maximum of 6"X6" material and set-in concrete. Three (3) rails of 2"X6" material is required with the top of the top rail 4" below the top of the fence posts, the top of the center rail at 28 ½ inches from the top of the fence posts and the top of the bottom rail at 56" from the top of the fence posts.
m. Gates may be of metal piping (pre-manufactured) or of wood. However, in either case, gates must be securely hinged and supported so as to not drag the ground when opening and closely. Gates must also have a mechanical locking device installed to assure the gates do not open accidentally.
n. No gaps in fencing are allowed.

8. Horse Privileges

Park County has a number of restrictions concerning keeping of horses in subdivisions where lots are less than 10 acres in size, which makes up 99% of Redhill Forest's lots. The ACC Policies incorporate Park County's restrictions and a few others to assure uniformity in barns and corals and to be sure lots are kept clean on a regular basis.

a. **Minimum** area of open lot space (not including structures) fenced and available for pasturing of horses shall be one-half (1/2) acre. (20,000 sq ft acceptable)

b. The total number of horses that may be kept within any lot shall not exceed one horse per each one-half (1/2) acre of fenced[1] (corral) open lot space available for pasturing which allows 1000 sq. ft. of corral for each horse per Park County Ordinance not to exceed 4 horses on any lot. Example: 1-acre lot, 1 horse. 1 ¼ acre lot, 2 horses providing **all** dwellings do not occupy more than a ¼ acre. 2 ¼ acres, 3 horses. 3 acres, 4 horses. 5 acres, 4 horses, etc.
c. All corrals, stalls, and barns shall be located at least thirty (30) feet from any side and rear property line, fifty (50) feet from the front property line and 50 feet from any dwelling.
d. All corrals, stalls, and barns shall be constructed in accordance with Park County Building Regulations and an ACC Permit for Building Construction.
e. All corrals, stalls and barns shall be routinely cleared of waste products, which shall be removed from the property and from the Redhill Forest subdivision to prevent unsightliness and potential health hazards on a monthly basis or more often as required to maintain the property in a clean and attractive manner.
f. Horses not belonging to the lot owner may not be boarded on any lot.
g. Horses of visiting guests may only be on the lot 7 calendar days in any one-month period and the total horses on any lot shall not exceed 4 animals
h. All barns, stalls and corrals are subject to Article VII, Sec. 1, 3, 4 and 6 and Art. VIII Sec. 6. (See Exhibit A)
i. In the event a horse(s) escapes from an owner, that lot owner **shall** be liable for the cost of damages to their property, other lot owner's properties, the owner's horses and Association property and/or capture and boarding fees by others than the owner of the horse(s).
j. Horse(s) may not be kept on properties unless the primary dwelling is in place and occupied and water is available for the horse(s). Water must be brought in from another source. Water rights for Redhill Forest do not include livestock.
k. Lot owners not in compliance with these regulations will be subject to remedies as contained in the Covenants from revocation of use of Common Properties, fine established by the Board of Managers, and fishing and hunting rights to liens until the properties are brought into compliance.
l. Property owners must apply for an annual permit from the ACC to maintain horses on their property at a cost set annually by the Board. (See Appendix B) for the Horse Permit Application. Horses may not be kept on the property until the ACC has issued a permit.
m. Owners must also accompany a representative of the ACC or Board of Managers periodically on their property so Redhill Forest can assure that all is in compliance with these regulations.
n. **Shelters** i.e., barns, stalls, etc. for horses must also include storage for grain and hay and will be limited to the number of stalls for the number of horses allowed on a lot. Design and construction of such shelters shall be in accordance with Park County Ordinances and plans for shelters must be submitted to the ACC for review and building permit in addition to the submission of plans to Park County for review and construction permits.
o. **Permit Fee:** The Board of Managers for Redhill Forest POMWACA has determined the annual permit fee for keeping horses within the Redhill Forest subdivision shall be $250 due at the time the permit is submitted.

[1] 1/2 acre = 21780 square feet. Park County accepts 20,000 square feet per horse

9. Livestock on property

Livestock, Small Livestock, or Domesticated Animals in any zone district.

a. All corrals, stalls, and barns shall be located at least fifty feet from any dwelling and one hundred feet from any water well or watercourse.
b. All corrals, stalls, and barns shall be routinely cleared of organic waste in all zone districts except that such waste shall be removed from residential (R) zoned lots when the amount of waste is equivalent to filling a five (5) cubic yard container unless used for composting as permitted below
c. Runoff containing organic waste shall not be allowed to drain onto adjacent lots or any watercourse.
d. Lot owners must import water for watering of livestock. Redhill Forest water rights are for domestic use only.
e. The following definitions apply to phrases used in this section.
    i. **Composting:** Processing waste in a controlled environment to produce a stable product by microbiologically degrading organic matter under aerobic conditions, i.e., container & open composting.
    ii. **Domesticated Animal:** A small animal customarily considered as a pet animal and permitted to be kept in a residential dwelling for company or pleasure, including, but not limited to, dogs, cats, pot-bellied pigs, gerbils, guinea pigs and similar rodents, provided that such animals are not kept to constitute a source of food, resource, or for any commercial purpose.
    iii. **Equine Animal:** Horses, donkeys, mules, and other animals within the genus *eques*.
    iv. **Livestock, Large:** Equine animal, bovine animal, sheep, goat, swine, reindeer, llama, ostrich, emu, yak, cattalo, and other hoofed animals customarily raised or kept on farms and ranches for profit or other productive purposes.
    v. **Livestock, Small:** Mink (and other similar fur bearing mammals), duck, chicken and other poultry or fowl, and other animals of similar size customarily raised or kept on farms and ranches for profit or other productive purposes as opposed to Domesticated Animals.
    vi. **Livestock Unit:** One mature and one nursing animal. Residential (R) Zone District.
f. Equine, Llama, Alpaca, Goat, Sheep and 4-H project animals may be kept on lots over one acre, with **one** (1) **animal for each 20,000 square feet** (1/2 acre) **of space not containing a structure** and a **maximum of four** animals.
g. Each lot may have ten Small Livestock animals for each acre of open space.
h. Lots smaller than ten acres may have up to six Domesticated Animals. Lots that are ten acres or more may have up to ten Domesticated Animals.

ARTICLE VII

Architectural Control Zoning, Building Size (Minimum) and Building Location
DECLARATION OF COVENANTS, RESTRICTIONS, EASEMENTS, CHARGES AND LIENS FOR REDHILL FOREST

Park County, book 269, page 100, recorded 9/6/1977…#237537.

Section 1. Building Type and Use. With the exception of commercial zoned lots, all tracts in the subdivision are at the time at this Declaration, zoned R-1 (residential) under the Park County regulation. Lot Owners should consult said zoning regulation for specific zoning use and restrictions prior to any construction, and where inconsistent herewith the more restrictive provisions shall apply.

Section 2. Dwelling Size R-1 Zoning. The ground floor area of any dwelling structure within the Subdivision, exclusive of open porches, garages, and basements, shall not be less than 600 contiguous square feet for a one-story dwelling structure, or less than 500 square feet for a two-story dwelling structure. No dwelling shall be more than two (2) full stories above ground level.

Section 3. Building Location R-1 Zoning. No building shall be erected nearer than fifty (50) feet to any boundary along a road, or so that any part of said building, including roof overhangs or eaves is closer than twenty-five (25) feet to any of the other boundary lines of the lot on which the same is situated. In case of single ownership of more than one adjacent Lot, this restriction shall apply to the parcel in single ownership as a whole; provided, however, that such whole shall thenceforth be considered for purposes of development and subsequent sale as one (1) Lot. For the purposes of this covenant, eaves, steps and open porches shall be considered as a part of the building. Each dwelling structure shall be identified by a visible and legible house number that can be plainly seen from the road fronting the Lot on which the dwelling structure is situated.

Section 4. Building Appearance. No building, fence, wall or other structure, or change in landscaping, shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration thereto be made until the plans and specifications showing the nature, kind, shape, height, materials, color and locations of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by an architectural committee, the constitution of which is hereinafter provided for in Section 5 of this Article. All structures within the Subdivision (dwelling and accessory) shall be placed or constructed on block or concrete foundation walls, and due to wildfire hazards open exposed crawl spaces are prohibited. Mobile homes are prohibited. Structural color schemes shall be compatible with the surrounding environment requiring exterior finished in earth tone colors (shades of brown, green or darkened natural wood). In the event said Board, or its designated committee, fails to approve or disapprove any design and location submitted to it within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

Section 5. Constitution of Architectural C ontrol Committee (ACC). The architectural control committee will initially be composed of three (3) persons (or their successors) appointed by Developers who shall not be required to be Lot Owners. After the erection of five (5) complete dwelling structures within the Subdivision the Owners of said structures may by majority vote at a special election held for that purpose elect two (2) additional members of said committee. Term of membership of the members of the committee selected by the Owners of Lots improved by dwellings shall be three (3) years, after which time elections shall be held at the next succeeding annual meeting of Members. A majority of the committee may, in writing, designate a representative to act for it who may bind the committee by his actions. In the event of death or resignation of any member of the committee selected by the Owners of Lots improved by

dwellings, the remaining Owner Members of the committee shall have full authority to designate a successor. The Developers shall at all times be represented by three (3) members on the committee until seventy-five (75%) percent of the total Lots planned for the Subdivision (all platted and proposed) are sold and until fifty (50) dwellings have been erected, and thereafter all five (5) members shall be elected at the next annual meetings of the members by the Owners of Lots in the Subdivision improved with dwellings. Neither the members of the committee nor its designated representative shall be entitled to any compensation from the Association for services performed pursuant to this covenant, but shall be entitled to reimbursement for out-of-pocket expenses. Nothing contained herein shall prohibit the Developers from paying compensation to its representatives for service performed as members of the Architectural Control Committee.

Section 6. Construction Activity. No construction activity of any kind shall be commenced upon any Lot within the Subdivision until the utility availability fee (USAF) has been paid for the central water system so as to cause water service to become available thereto and electric service extended thereto, and until the contracted **u**tility **s**ervice **a**vailability **f**ees shall have been paid in full.

ARTICLE VIII
Use of Property; Miscellaneous Covenants

Section 1. Use of Lot. The use of a Lot by a Member or other occupant shall be subject to the rules, regulations and provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association and reasonable Rules and Regulations established by the Board of Managers, including the following covenants and restrictions:

A. Lot and area restricted to the Member's use shall be maintained in good repair and overall appearance.
B. Any Member who mortgages his Lot shall notify the Board of Directors providing the name and address of his mortgagee.
C. Board of Managers shall, at the request of the mortgagee of the Lot, report any delinquent assessments due from the Owner of such Lot.
D. No nuisances shall be allowed upon the property nor shall any use or practice be allowed which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
E. No immoral, improper, offensive or unlawful use shall be made of the property or any part thereof and all valid laws, zoning ordinances, the regulations of all governmental bodies having jurisdiction thereof shall be observed.
F. Regulations promulgated by the Board of Managers concerning the use of the property shall be observed by the Members, provided, however, that copies of such regulations are furnished to each Member prior to the time the said regulations become effective.
G. Maintenance assessments shall be paid when due.
H. Occupancy of the Lot shall be restricted to "One Family Occupancy" which shall be defined as residential occupancy by no more than four adults all related to one another as either brother, sister, stepbrother, stepsister, mother, father, husband, wife, daughter, son, stepdaughter or stepson, together with no more than four of their children, all of whom are related to each other as brother or sister. The foregoing shall include adopted or foster children. Occupancy of the Home for professional or residential use, or a combination of both in accordance with One Family Occupancy whether or not such professional is also the occupant of the residential portion of the Home. Rental of the Home to any person shall be in accordance with such One Family Occupancy.

Section 2. Vehicles and Use Thereof. No unlicensed vehicles shall remain on the property for more than ninety (90) days. Trail bikes, snowmobiles, all-terrain vehicles, scooters, and the like,

and motor vehicles will be used on designated roads and trails only. Drivers of motor vehicles shall obey speed and traffic control signs as posted by the Board of Managers.

Section 3. Animals; Dog Control. Domestic pets may be kept, but should not be left unattended. Dogs shall not be permitted to run at large within the Subdivision or adjacent lands and shall be required to be within the 'positive control' of the owner thereof at all times. Positive control shall mean that the dog, when on the Lot of the owner thereof, is within the sight and earshot of an adult person on the Lot who is capable of summoning and controlling the dog, and, when off of the Lot (within the Subdivision or on adjacent lands) is tethered with a leash no longer than ten (10) feet in length one end of which shall be held by an adult person capable of controlling the dog. No tethered dog shall be left unattended off of the Lot of the owner thereof, or on said Lot if such animal regularly and continuously barks or yelps so as to be bothersome to others. Because of the hazards to wildlife and livestock any dog found to be in violation of this covenant may be summarily destroyed by the direction of the Board of Managers, or its designated representative.

Section 4. Sewage. All sewage shall be disposed by individual waste disposal systems approved by the Park County Health Department and State of Colorado Department. A sewage disposal permit must be obtained from the appropriate governmental authorities prior to obtaining a building permit.

Section 5. Firearms. No hunting or discharge of firearms shall be allowed within the Subdivision.

Section 6. Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and shall not be visible from public roads.

Section 7. Signs. No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than six (6) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

Section 8. Culverts. Lot Owner(s) shall furnish where necessary at their own expense a minimum 16-foot long, 15-inch diameter culvert, required for private access road to their Lot (s).

Section 9. Clearing of Trees. There shall be no removal of living trees from any tract except that which must be removed in connection with construction of the property, landscaping, or that which is consistent with good conservation practices. All debris from home site construction and landscaping shall be removed or chipped.

Note: For none construction tree removal the Board of Managers have given the authority to the ACC to approve or disapprove live tree removal for each lot.

Section 10. Temporary Structures Prohibited; Camping. No temporary structure(s), such as mobile homes, camping trailers; tents, etc. shall be placed on any Lot within the Subdivision on a permanent basis for occupancy. The foregoing shall not prevent construction sheds and trailers to be placed upon Lots during neither construction projects, nor the storage of such items if adequately screened to the satisfaction of the Architectural Control Committee.

Section 11. Vacation Camping. See Redhill Forest Camping Regulations as well as Park County Land Use Regulations, Camping Regulations and Ordnances.

Section 12. Policing and General Rules for Use of Common Areas. The common areas are for the enjoyment of all property owners within the Subdivision. Individual users shall cooperate to police trash and maintain the common areas in a clean, neat, and natural condition in keeping with the spirit and décor of a high caliber residential subdivision. There shall be no overnight camping in the common areas. Management and maintenance shall be as provided herein and in the Articles of Incorporation and By-Laws of the Association.

Section 13. Agricultural Use of Water on Lots. A Lot Owner shall be permitted only to apply water to a single contiguous area with no more than an aggregate of 2,000 square feet of a Lot for agricultural purposes, and then only during the months of May through September, inclusive, and subject to the availability of ample water for the domestic needs of the Subdivision.

The Lot Owner shall designate the said area on a sketch to be filed with the Association. (Colorado water rights for Redhill Forest does not allow for water to be used for agriculture. The water supplied to the homes is for domestic use only. Growing cash crops inside a dwelling cannot use water provided by Redhill Forest.)

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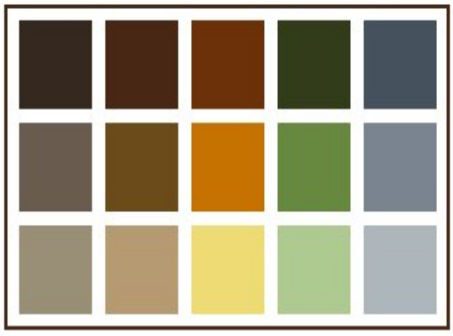
earthtone

EARTHTONE

	C	M	Y	K
A	30	50	60	80
B	20	30	40	50
C	10	15	30	30
D	20	70	90	70
E	15	50	90	50
F	5	20	40	20
G	10	80	100	50
H	0	55	100	10
I	0	5	50	5
J	55	25	85	70
K	50	5	80	25
L	25	0	40	5
M	55	30	20	50
N	30	15	10	30
O	20	10	10	10



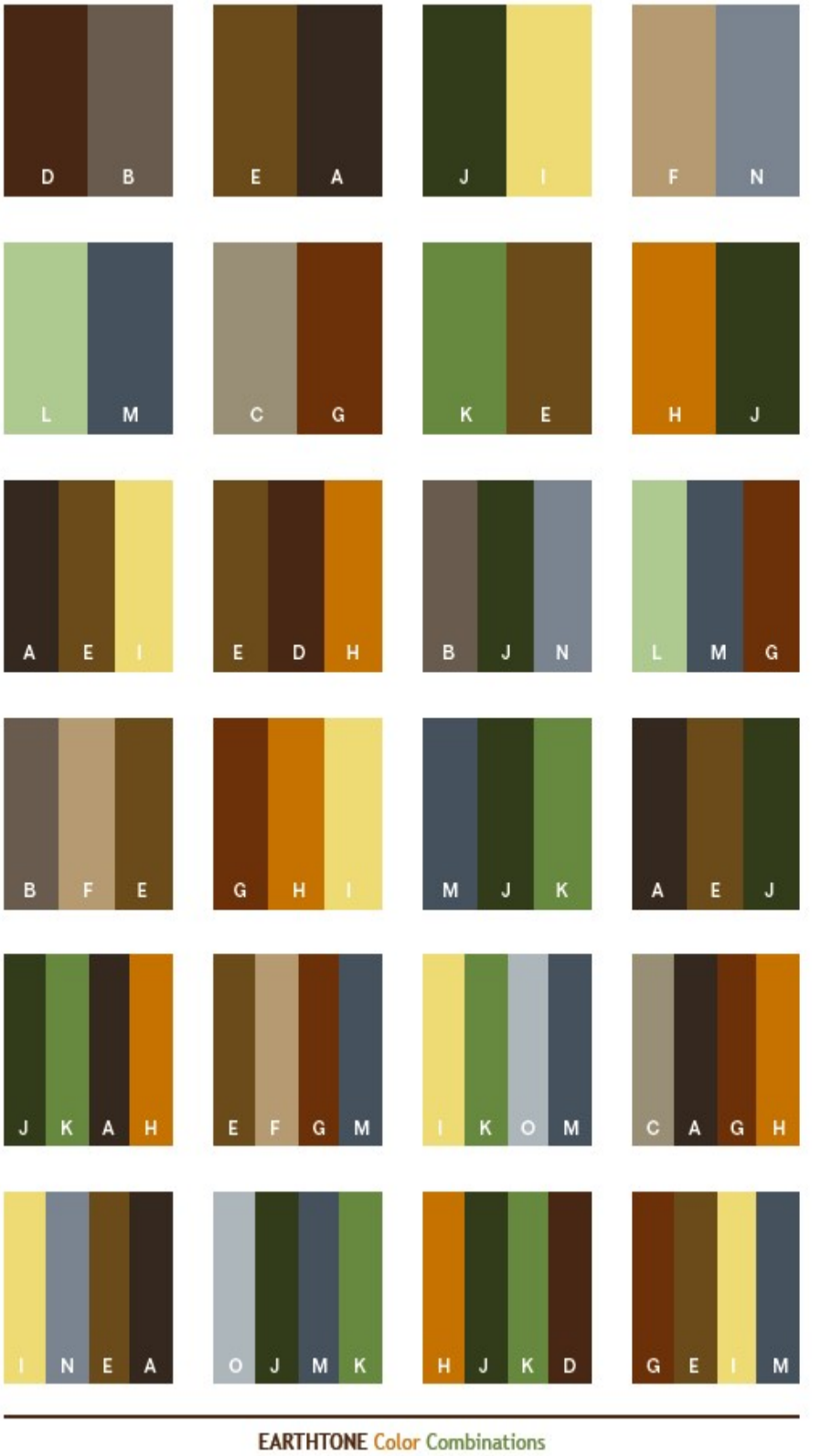
EARTHTONE-I	EARTHTONE-D	EARTHTONE-G
EARTHTONE-F	EARTHTONE-H	EARTHTONE-A
EARTHTONE-F	EARTHTONE-J	EARTHTONE-E
EARTHTONE-L	EARTHTONE-A	EARTHTONE-J
EARTHTONE-F	EARTHTONE-D	EARTHTONE-M

Earth tone web color scheme. RGB + HTML color palette.

earthtone

EARTHTONE

R	G	B	HEX
73	56	41	#493829
129	108	91	#816C5B
169	161	140	#A9A18C
97	51	24	#613318
133	87	35	#855723
185	156	107	#B99C6B
143	59	27	#8F3B1B
213	117	0	#D57500
219	202	105	#DBCA69
64	79	36	#404F24
102	141	60	#668D3C
189	208	156	#BDD09F
78	97	114	#4E6172
131	146	159	#83929F
163	173	184	#A3ADB8



Description:
Earth tone colors come from natural things around us: brown soil, green leaf, cloudy sky, as well as the red sun. These palettes can create a warm, nature-friendly atmosphere.

Meanings:
Warm, safe, protective, sturdy, durable, rough

Implications:
Earthy, environmental, welcoming, bold

Associations:
Soil, forest, wood, countryside

Appendix B

REDHILL FOREST HORSE PERMIT APPLICATION

Owner: _____

Park County Lot Address: _____

Lot Owner Mailing Address: _____

City, State, Zip _____

Home Phone / Cell Phone: _____ / _____

Email Address: _____

Emergency Contact: _____

Relationship to Owner: _____

Emergency Contact Phone: _____

Lot Size (in acres): _____ Redhill Forest Lot Number: _____

Is your barn, stalls fencing in place? Yes ☐ No ☐

Number of horses to be kept on lot: _____

If no, have you applied for and received a Park County Building Permit and a Permit for Building Construction from the ACC? Yes ☐ No ☐

I acknowledge that by my signature on this permit application I have read and agree to all restrictions concerning horse privileges as described in the Architectural Control Committee Lot Owner's Packet (pages 13, 14, and 15) violations of which could include Redhill Forest placing liens on my property until such violations have been remedied.

Copy of receipt or canceled check for paid up Association Assessment attached? Yes ☐ No ☐

_____ / /

Owner(s) Signature Date

ARCHITECTURAL CONTROL COMMITTEE	Date Approved	Date Denied
Reasons for Denial/Conditions for Approval:		

REDHILL FOREST PROPERTY OWNERS,
MUTUAL WATER AND CATTLE ASSOCIATION

IMPROVEMENT APPLICATION

Use the attached application for any new major lot improvement, substantial change to your property (remodel), and water tap. Water taps also require an additional application form.

The form can be filled out on your computer or tablet, saved and e-mailed or uploaded. Pressing the tab key will move you through each field. All the checkboxes are clickable. You can sign your application by typing your name or using an electronic signature if your PDF reader application supports it. You can also use your PDF reader application to delete this cover page, or simply send the whole file.

Pre-review (Optional)
The Architectural Committee will be happy to do a pre-review of your project before you submit your plans to Park County. Pre-review materials may be simple sketches and example photos. This can be a good first step in identifying concerns about structure placement and general aesthetics.

When to Submit
After you have secured all the proper county permits (ex. driveway, septic, structure) you should send the application and supporting documentation to the Architectural Committee.

Documents Required for Homes, Garages, and Extensive Additions/Remodels

- ✓ Site plan (showing placement of structure, drive, utilities)
- ✓ Survey (distance of setbacks from road and adjacent lots)
- ✓ Floorplan (all floors)
- ✓ Elevations (drawings and/or renderings)
- ✓ Photos (examples of architectural features, trees to be removed, etc.)
- ✓ Colors (base and trim color/texture, roof, decorative concrete, decks)

Fees
HOA fees have to be current for approval. A small percentage of lots still have Utility Service Access Fee (USAF) balances. If you are unsure if a balance is outstanding, please contact the management company to have them check. The one-time, lifetime USAF fee must be paid prior to application approval. Currently there are no additional charges for Tree Removal or Road Impact fees.

Send Your Application and Files to:

Upload:	Via your Appfolio owner account
E-mail:	Janet Watts jwatts@4shoa.com
Mail:	Attn: Janet Watts • 4 Seasons Management • 9351 Grant Street, Suite 500 • Thornton CO 80229

Redhill Forest Lot Improvement Application

Lot # _____ Redhill Street Address _____ Lot Size _____ Date _____

OWNER

Name _____

Mailing Address _____

City _____ State _____ Zip _____

E-mail _____ Cell # _____

TYPE OF PROJECT(S)

New Residence	RV Pad
Addition	Fence
Remodel	Water Tap
Garage	Tree Removal
Driveway	Variance
Deck	Other
Septic	

BUILDING DESCRIPTION

Foundation Type _____ Estimated Cost _____

Stories _____ # Bedrooms _____

Total SF _____ # Baths _____

Finished SF _____ Garage _____

Main SF _____ Attached/Detached _____

Upper SF _____ Outbuildings _____

	TYPE	COLOR
Siding	_____	_____
Trim	_____	_____
Roof	_____	_____

ATTACHMENTS

- Site plan
- Survey
- Floorplan
- Elevations
- Photos
- Colors

SETBACKS AND VARIANCES

	NO	YES
All structures 50' from front property line		
All structures rear and sides 30' from property line		

_____

Briefly describe variance being requested (add attachment if needed):

PERMITS FROM COUNTY

	NO	YES	N/A
Health			
Building			
RV (Construction)			
Zoning			

CONTRACTOR INFORMATION

Name _____

Mailing Address _____

City _____ State _____ Zip _____

E-mail _____ Cell # _____

Liability Insurance Carrier _____

FEES

	NO	YES	$ AMT
HOA Dues Current			$_____
USAF Paid			$_____
Tap Fee			$_____
Tree Removal Deposit			$_____
Road Impact Fee			$_____
Application Fee			$_____
Total			$_____

CONDITIONS FOR APPROVAL/REASON(S) FOR DENIAL

_____

_____

_____

_____

Owner Signature _____ Date _____

ACC Denied by _____ Date _____

ACC Approved by _____ Date _____