

**REDHILL FOREST
PROPERTY OWNERS MUTUAL WATER AND CATTLE
ASSOCIATION
(POMWACA)
Fairplay, Colorado**

ARCHITECTURAL CONTROL COMMITTEE LOT IMPROVEMENT
REQUIREMENTS FOR REDHILL FOREST



REDHILL FOREST POMWACA IS A COVENANT COMMUNITY OF PARK COUNTY, COLORADO. BUILDING REGULATIONS AND LAND USE REQUIREMENTS OF POMWACA WILL BE ENFORCED BY THE ASSOCIATION. ALL POMWACA REGULATIONS ARE REQUIRED TO BE AS STRINGENT AS PARK COUNTY ORDINANCES, CONSTRUCTION REQUIREMENTS, REGULATIONS AND OTHER REQUIREMENTS OF THE COUNTY

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Definitions

Unless the context specifically indicates otherwise, the meaning of the terms used herein shall be as follows:

ACC, shall mean, Architectural Control Committee (ACC or Committee) established through the [Declaration of Covenants, Restrictions, Easements Charges and Liens \(Covenants\) for the Redhill Forest Property Owners Mutual Water and Cattle Association](#)

Redhill Forest Property Owners Mutual Water and Cattle Association, shall mean, “Redhill Forest POMWACA”, “Redhill Forest”, “RHF”, “Association”, Home Owners Association (“HOA”).

Board. "Board" and "Board of Managers" shall mean the duly elected or appointed Board of Managers of the Redhill Forest Property Owners, Mutual Water and Cattle Association “Redhill Forest POMWACA”.

Dwellings Unit, “Dwelling”, “Home”, shall mean a building providing complete independent living facilities for one or more persons, including identifiable areas or rooms for sleeping, eating, meal preparation (A kitchen including the capacity for installation of a stove and refrigerator with hot

and cold water/sink area), and a bathroom (toilet, shower and/or tub, hot and cold water/sink area). 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, nor less than 500 square feet for a two-story dwelling structure. No dwelling shall be more than two (2) full stories above ground level.

Accessory Structure, “Barn”, “Storage Shed”, “Garage” shall mean a structure or building customarily and commonly associated with and clearly subordinate to the Dwelling Unit located on the same Lot. An Accessory Structure is not permitted unless a Dwelling Unit is in existence and use on the same Lot.

Outhouse, “Privy”, “Latrine”, shall mean, any accessory structure placed above grade not attached to a dwelling and used for the disposal of human excreta.

Improved Lot shall mean improved lot is 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 dwelling. This definition determines the rate for annual assessments due for improved lots.

Unimproved Lot shall mean an unimproved lot is any lot that has NOT been altered or improved in any way; raw land is completely undeveloped. For the most part, this is land that remains untouched by humans. This definition determines the rate for annual assessments due for unimproved lots.

Residential Zoning Districts, “R-1”, “Residential,” shall mean, a dwelling meeting all requirements of the County Building Code for which a certificate of occupancy is issued as a Single Family Residential Dwelling Unit.

Single Family Residential Dwelling Unit, shall mean One (1) Building containing only (1) Dwelling Unit and detached from any other Building and a building consisting of one or more rooms including living, sleeping, eating, cooking, and sanitation facilities arranged and designed as permanent living quarters for one family or household.

Introduction

The Redhill Forest (RHF) Architectural Control Committee (ACC or Committee) is established through the Declaration of Covenants, Restrictions, Easements Charges and Liens (Covenants) for the Redhill Forest Property Owners Mutual Water and Cattle Association (POMWACA, HOA, Association). This committee of RHF volunteers are required to be homeowners in RHF and have been charged with reviewing ACC Lot Improvement Application Packets to insure they comply with the requirements of this document covenants and Redhill Forest Water Policies that can be found on the Association website redhillforesthwa.com.

All Lot Owners must submit an Architectural Control Committee application for Lot

Improvements.

Lot Owners planning new construction, improvements, or reconstruction of any structure, dwelling, garage shed, barn, any remodeling that changes the size or exterior color scheme of an existing structure, tree removal, fencing, grading or land disturbance, new driveway, septic system, waterline, house pad, or utilities must submit an ACC Application. Owners making any reconstruction changes to the original site plan, location of driveway, septic system, water, or utility lines, etc. must also apply to the ACC. Any change that may affect Redhill roads, replacement of waterline, culvert, or driveway paving also require an application.

Requirements For Lot Construction Application and Plot Plan

1. Complete the Lot Construction Application contained in the ACC Packet by filling in all blanks and sign the application.
2. Prepare and attach a Lot plot plan drawing showing all of the following improvements that are applicable to the project:
 - a. Lot easements and measurements on every plot plan drawing.
 - b. Location of culvert, driveway, and parking on every plot plan drawing.
 - c. Location of utilities, including waterline, electric line, propane tank, propane line.
 - d. Location of Trees to be removed.
 - e. Location of Septic tank and leach field.
 - f. Fencing location and measurements.
 - g. Dwelling, garage and shed location.
 - h. Location of the address sign on every plot plan drawing.
 - i. Indicate the setback measurements from all improvements to the sides, rear and roadside property lines and between all structures that are existing and those being proposed on the plot plan drawing.

Required Attachments to Be Submitted with Application To ACC

Only those attachments that apply to your project need to be submitted. All attachments must be legible and accurate. Plan changes must be resubmitted to the ACC for approval.

1. Completed Lot improvement application
2. Plot plan showing all required information applicable to your project
3. Complete set of house floor plans, include elevation drawings of all sides of the dwelling.
4. Complete set of foundation plans.
5. Complete set of engineered septic plans for an onsite sewage disposal system.
6. Tree removal application including plans for removal of trees from Lot.
7. Color chart indicating siding, trim and roof colors.

8. Signed and Completed Application for water tap permit and contractor information. (Found in the Water Policies <https://www.redhillforesthoa.com>) You must follow all RHF Water policies.

Submitting Lot Improvement Application, Water Tap Application and Attachments to ACC

The application for water service can be found at <https://www.redhillforesthoa.com> must be submitted with the ACC Lot Improvement Application and will be reviewed by the Water Committee and approved concurrently with the ACC Lot Improvement Application. The water tap fees must be paid and insurance requirements met before approval of the applications and before any construction can begin.

The tap fee is posted in the current year Fee Schedule. No construction shall begin until both approvals have been received by the owner.

The RHF has inspection requirements found in the Water Policies, the Water Operator must be contacted at least 48 hours before any waterline construction begins. The Water Operator must provide inspections to insure all requirements of the Water Policies are complied with. Once the applications and all required attachments for your project are completed, they must be submitted in a digital format that most iPhones, smartphones, iPads and computers can open for viewing.

The application and attachments must be electronically uploaded to the Management Company Portal, <https://kchoa.cincwebaxis.com/> then click on Dashboard and on the ACC Request tab. Touch see all tab and follow directions for posting of your ACC Construction Application and all required attachments listed in previous section. After your packet is received and reviewed for completeness you will be contacted and notified whether the packet appears to be complete, or you need to submit additional information.

When you are notified the submission is complete, the 30-day review time begins. You may be contacted during the review process to answer questions or supply additional information. You will need to respond within 48 hours to a request for information or the 30-day review may be extended based on the time delay of receiving the additional requested information.

When all requested information is submitted to the ACC, the packet can be reviewed and approved or disapproved before the end of the 30-day period. If the ACC fails to approve or disapprove any application submitted to the ACC within thirty 30 days of the confirmed receipt of the applications, and attachments, approval will not be required and will be deemed to have been fully complied with.

Failure of the ACC to meet the 30-day review period, does not relieve an owner from complying with Park County requirements. It is the owners' responsibility to verify the receipt of the application and provide additional requested information.

Once the ACC has completed the review of the Lot Improvement Application the owner will be sent a copy of the approved or disapproved application. The ACC wants you to have a successful project but cannot approve a project that doesn't meet all requirements of the

covenant and ACC packet. Any variance requested from the requirements must be appealed to the Board of Managers. The Board will only consider appeals they have the authority to take action on.

Criteria for Approval

The Architectural Control Committee shall approve any proposed Improvement to Property only if it deems, in its reasonable discretion, that the Improvement to Property in the location indicated will not be detrimental to the appearance of the surrounding areas of the Community as a whole; that the appearance, exterior design, materials and colors of the proposed Improvement to Property will be in harmony with the surrounding areas of Redhill Forest; that the Improvement to Property will not detract from the beauty, wholesomeness, and attractiveness of Redhill Forest or the enjoyment thereof by Owners.

Construction Architectural Requirements

No construction or reconstruction will be allowed before all USAF fees, are paid up to date and the ACC Lot Improvement Application, Water Tap Application and Tree Removal Application are approved.

All structures must be setback at least 50 feet from the roadside property line and at least 25 feet from the side and back property lines, inclusive of roof overhangs, porches, patios and all other parts of the dwelling. The septic tank, leach field, electric service, electric meter, water service line, water meter and propane tank location will be setback at least 10 feet from property lines. All lots in Redhill Forest have an easement along all lot lines.

Driveways

1. Driveways on the uphill side of Redhill Forest rights-of-way must have a minimum of 20 foot long, 15- inch diameter culvert with 2 feet exposed on each end and installed at the “bar ditch”.
2. Galvanized steel culverts are to be installed with 12 inches of fill over the culvert.
3. All driveways should be designed to match the existing topography of the site.
4. Earth disturbance shall require mitigation measures designed to prevent rock-fall, sloughing, erosion, or other adverse soil conditions.
5. All driveways shall be maintained in a condition that permits reasonable emergency vehicle access to the principal structures on the property.
6. No parking is permitted on the road.

Dwellings

The minimum square footage for the ground floor of a Dwelling is 600 square feet. For a two-story dwelling not less than 500 square feet on the ground level and second level. No dwelling shall be more than two (2) full stories above ground level.

The main structure of a dwelling can be no less than twenty feet wide. All structures (dwellings and accessory) shall be placed or constructed on block or concrete foundation walls. Due to wildfire hazards no open crawl spaces are allowed. After receiving plans and specifications showing the nature, kind, shape and height, materials, color and location of all improvements, the applications will be reviewed as to harmony of external design and location in relation to surrounding structures and topography by the ACC.

Exterior appearance of dwellings in Redhill Forest is one of the major factors considered by the ACC. Appearance of the home must be given design consideration for an attractive appearance.

Building materials must be used in a way dwelling designs are not detrimental to the appearance of the surrounding areas of the Community as a whole; that the appearance, exterior design, rooflines, trim, materials and colors of the proposed Improvement to Property will be in harmony with the surrounding areas of Redhill Forest.

Dwelling exteriors must be Architecturally pleasing and must consider potential impact on neighboring properties and be in aesthetic harmony with dwellings of Redhill Forest by using accents such as vertical and horizontal articulations, windows, trim, vertical columns, horizontal banding, porches, decks, patios, landscaping and a variation of quality materials and colors. Rooflines and roof styles are also an important architectural consideration for approval.

Roofline & Roofing

Three tab and dimensional asphalt roofing shingles and standing seam metal roofing may be approved. All roofing colors must be approved by the ACC. All roofing materials must use a hidden fastener system. All rooflines must reach a minimum height of 14 ft above natural ground level and incorporate slants, angles, gables, cross gables, curves, slopes, dormers, porch or patio covers, towers, multi levels or other architectural design enhancements.

Color samples are sometimes misleading and completely inaccurate. Attach the color chart in the ACC packet and identify the exterior color of the dwelling and accessory buildings siding, trim and roof colors to be used. Colors must be earth tone colors, shades of brown, green or natural wood. All sheds and garages shall follow the same design features and colors of the dwelling. No sheds can be built before a permanent dwelling is constructed. No information is needed for interior colors.

If the improvements you plan to make to your Redhill Forest lot cannot be adequately described using the application form, attach a detailed description of the proposed improvements and attach pictures if that helps,

Modular Dwelling Information

The following criteria has been developed as it relates to modular homes: Mountain-adapted modular homes shall have the following characteristics: (1.) All modular homes must have off-frame construction. (2) Foundation wall or slab covered by natural rock or other approved material. (3) Variable roof lines that break up the full peak span of the home, (4) a pitch of 4/12 or greater for a standard gable roof, (5) standing seam metal roof or architectural shingles, (6) a variation of depth of front side linear wall that may include full bay windows, an architecturally integrated covered entry which extends from the entrance, or wrap-around deck, (7) exterior siding that incorporates earth tone paint or stain, stucco, wood or wood look siding, D-half log siding, accents with wood or stone. Modular homes must be Architecturally Compatible and be in harmony with the surrounding area structures.

Live Tree Removal Application and Plan

Redhill Forest Lots containing slash and trees removed in the past create high fire danger conditions for everyone in Redhill Forest. No open burning is allowed in RHF. All tree removal on lots in Redhill Forest requires the approval of the ACC. A Tree Removal Application and Plan must be submitted to the ACC and approved before proceeding with removal. It's the lot owner's responsibility to furnish a tree count and clear information showing the location of all trees to be removed in order for the ACC to make a decision. Live tree removal can only be approved for necessary clearing for driveways, parking areas, septic systems and dwelling sites or present a mitigation plan created by the fire department or other appropriate agency for approval. No clearing to gain better views is allowed and may be considered to be excessive and noncompliant. It is preferred that the owner submit a lot plot plan showing the location of each tree over two inches in diameter to be removed and identified on the plot plan. Other methods of tree removal identification may be to provide, if deem adequate by the ACC, an accurate written description of the location of trees to be removed or the owner may be requested to flag all trees to be removed so that an onsite inspection can be made. In some cases a couple of pictures identifying trees may be adequate. The ACC requires adequate location identification of trees to be removed. Failure to have approval before removing trees could result in fines or penalties. Dead trees can be taken down without ACC approval as long as the tree, stump and limbs are removed from RHF. If tree removal needs to be increased during construction a modified plan must be approved by the ACC. No excessive tree removal allowed.

The Tree Removal Application and Plan must indicate how you plan to remove the downed trees, limbs and stumps from the property. Stumps of trees sawed off at ground level may remain in the ground. Trees can be removed by a contractor or property owner or chipped and spread on-site. Trees and stumps can be put in dumpsters and hauled away, cut up for firewood

or hauled to the slash site during the slash sites open season. The Fairplay slash site information can be found at (baileyslashsite.com) and is located by the Mountain View Waste Transfer facility located about ¾ of mile West of Hwy. 285 on the first road North of the Northwest Fire Protection District South of Fairplay. All trees downed, including the stump must be removed from the property within 30 days after completion of construction. A 30 day extension may be requested before the end of the first 30 day period expires. If progress has begun another extension may be considered. (See Appendix – Tree Removal Application)

Assessments and USAF Fees

Contact the Management Company to verify that all fees, assessments fees, USFA fees and any open violations are paid current and resolved for the lot you are improving. Utility Service Availability Fee (USAF) fees not previously paid must be paid before any project can be approved or construction can begin. The USAF is a onetime fee that was applied to all lots. USAF fees are as follows:

Filing 1, 2 & 3, lots 1-377 – USAF fees are \$1650.

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

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

Contact the Management Company for details. Payment for the water tap fee must be paid to Management Company at the rate listed on the current year RHF Fee Schedule at www.redhillforesthwa.com. Payment must be received before any construction begins or ACC and Water Committee approvals can be made.

ACC Application Expiration One Year

Notify the ACC if the project schedule is altered or cancelled. The ACC Lot Improvement Application is good for one year from the date of approval. If the project is not started within one year from the date of approval, the application is void. After the Application becomes void you must contact the ACC to request an extension to continue. The ACC will make the decision if a new application and attachments are needed after receiving a request to extend your Application.

Contractors Approval – Insurance Requirements – Inspections

Contractors setting water meters, tapping the waterline, and performing work in the private road right-of-way setting culverts and tying in driveways must submit to the Management Company a copy of their liability insurance and twelve-month maintenance bond naming Redhill Forest POMWACA. A twelve-month maintenance bond must be submitted to the Management Company before construction begins to cover any repairs, or damages caused and settling of the construction site for one year. See the RHF Water Policies <https://www.redhillforesthwa.com/> to complete the Contractors Information and Insurance form and get more details. 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 18 feet. No underground electric and telecommunications lines are allowed in easements or in the road right-of-way. Redhill Forest requires inspections of trenches for water line and water tap installation to assure that minimum depth and bedding requirements are met. For water line inspections, contact the Redhill Forest Water Operator. The contractor performing work on the water system or road is responsible for all maintenance or repairs if any needed for one year from completion. Failure of the contractor to respond within 24 hours after notification is given may cause the bond to be called/used. Property Owners shall be responsible for hiring a contractor experienced in waterline construction to tap the waterline and set the water meter. The contractor performing work must be approved by the Water Committee.

Compaction Of Excavation Requirements

Excavations in the Redhill Forest private 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. The Water Operator or Water Committee may request a compaction test within sixty days of construction completion, to verify compaction requirements were met.

When should I apply for an address assignment?

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. You should apply for an address assignment when you first start improvements such as when applying for a driveway permit or to have utilities installed. Contact the Park County GIS Department at (719) 836-4287. A valid physical address is a necessity for public safety, Sheriff and fire department/ambulance entry, for general location, package delivery, and for inspections during the improvement process. Park County Inspectors will require you to post the physical address.

1. The street address must be posted on the property.
2. The post shall be a treated 4 x4 placed at the driveway no further than five feet from the property line.
3. The post shall be installed, in a permanent fashion extending a minimum of 48 inches above the ground. If the ground is frozen, place the post in a five-gallon bucket filled with sand or rock. The post must be permanently installed into the ground for final inspection.
4. Standard Size Sign Placard - 6" x 18" the numbers shall be a minimum of 4 inches in width. Standard Color is Green Background with White Reflective Numbers (See Appendix - Address Signs).

Use of Property; Miscellaneous Regulations and Covenants

The use of a Lot by a Member or other occupant shall be subject to the provisions of the 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:

1. Every lot shall be maintained in good repair and overall appearance.
2. No Nuisance shall be allowed in the community and is defined as any unreasonable use of property or unreasonable practice within the community, which is a source of annoyance to residents or which interferes with the peaceful possession, quiet enjoyment, and proper use of the property by its residents.
3. Regulations promulgated by the Board of Managers concerning the use of the property shall be observed by the Members. All regulations are approved by the board pursuant to the Procedures For Adoption Of Policies, Procedures, Rules, Regulations, Or Guidelines dated February 9, 2019.
4. Vehicles and Use Thereof. No unlicensed or expired licensed vehicles, including but not limited to RV, campers, boats, trailers 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 areas only. Drivers of motor vehicles shall obey speed and traffic control signs as posted by the Board of Managers.
5. No mobile homes, tiny homes and camping sheds will be approved or allowed in RHF.

Trash/Garbage/Chemical Toilet - Use and Placement of Containers

1. Trash, garbage, or other waste shall be kept in sanitary containers inside or if kept outdoors in bear - proof containers.
2. Trash containers shall not be placed along the road more than 24 hours before the day of scheduled pickup and shall not be left out more than 24 hours after the day of trash pick-up.
3. Trash containers shall be removed from visible view except for scheduled trash removal days.
4. Trash and large items may be taken to the Mountainview Waste trash compactor located about 3/4 of mile West of Hwy. 285 on the first road North of the Northwest Fire Protection District in Fairplay. (About 3/4-mile North of intersection of Hwy. 9 and 285, West side of 285)
5. No portable toilets or temporary bathrooms are allowed on RHF roads and Common Properties. Said portable sanitary chemical toilets or other sanitary bathroom facilities must be placed on owners' lots.
6. All construction sites must have portable sanitary chemical toilets or other sanitary bathroom facilities that are properly maintained and must be provided for workers

Construction Dumpsters

1. Property Owners with a construction or remodeling project on their lot are required to provide an onsite dumpster or a plan approved by the ACC for removal of the building debris and trash

and must be removed when full. The dumpster must be covered if debris is blowing out of the dumpster. Owners are responsible for keeping lots free of litter and building debris.

2. Dumpsters can only be placed on owners' properties. Dumpsters cannot be placed on Redhill Forest Common Areas.
3. The dumpster must be removed from the property once the project is complete. Dumpsters are not allowed for standard trash collection.
4. Dumpsters may be used for the removal of trees taken down during construction.

Accessory Structure (Barns, Garages and Storage Sheds)

Your property is zoned Residential, the first structure on your property must be a dwelling, accessory structures such as barns, garages, and sheds are not permitted in RHF prior to the construction of a dwelling. Accessory Structures up to 200 square feet can be attached to minimum 8" caissons 24" below undisturbed soil. Accessory Structures over 200 square feet shall be on a permanent foundation, i.e. monolithic or spread footing and stem wall or engineered piers. Accessory Structures floors may be wood or concrete and must be constructed of wood products that reflect the style of construction and color scheme of the constructed dwelling. Steel sided accessory structures will not be allowed. At no time can accessory structures be used as living quarters, temporary or permanent. No camping is allowed in accessory structures. Accessory Structure requires ACC Approval before placement on a lot in RHF.

Shipping Containers

Shipping containers are not allowed in RHF. Shipping containers may not be used as a shed or for storage. RHF does not allow placement of shipping containers to be used during construction.

RV Pads and Temporary Structures

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

1. Setbacks are maintained 30 ft. from side and rear property lines and 50 ft. from the roadside property line.
2. Temporary structures not permanently affixed like tents and other camping devices must also meet Setback requirement.
3. Construction of RV Pads must be approved by the ACC prior to beginning of construction.

Outhouses

Outhouses are not allowed or permitted in Redhill Forest

Fences in Redhill Forest

1. All fencing and variance of fencing must be approval by the ACC before any construction of fencing. Fences are only allowed on Lots with dwellings.
2. Chain link, vinyl and barbed wire fencing are not allowed.
3. Perimeter fencing is not allowed in Redhill Forest. Applications for fencing dog runs will take into consideration the size of lot, how many dogs and the size of dogs to be fenced. The ACC will make the decision for all fencing. The Maximum size dog run for one large dog is 2,000 square feet.
4. Privacy fencing around the dwelling may be presented to the ACC for consideration. The ACC will base their approval/disapproval on the location, height, design, color and overall appearance.
5. No fences can be constructed on the Common Properties, easements, or roadways.
6. Provide a description of the fencing materials requested.

Horse And Livestock Privileges

The ACC Horse Policies were drafted to assure uniformity in barns and corals and to be sure lots are kept clean on a regular basis. The requirements and Application for keeping horses and livestock in RHF can be found at <https://www.redhillforesthoa.com> and must be presented to the ACC for approval before any construction begins. Owners bringing horses to RHF should have an adequate place to keep the horse and must keep the area maintained in a fashion that doesn't disturb neighbors. If the ACC receives verified complaints about horses they shall have full authority to remedy the problem with the owner or require removal of the horse.

Violations and Enforcement

Any enforcement of violations of the Architectural Control Regulations, Use of Property and Miscellaneous Regulations, Covenants restrictions applying penalties for noncompliance issues shall be governed by Redhill Forest, Policies and Procedures for Covenant and Rule Enforcement Policy, dated 4/21/2023 or as amended thereof. [Covenant Enforcement Policies \(Redhillforesthoa.com\)](#)

Management Company - Contact Information

1. KC & Associates owner account at <https://kchoa.cincwebaxis.com/>
2. E-mail: Kathy Christensen kathy.christensen@kchoa.com
3. Mail Checks: Attention: Kathy Christensen KC & Associates 10106 W. San Juan Way, Suite 210 Littleton, CO 80127
4. Phone Contact KC & Associates: (303) 933-6279

ADOPTION OF REVISED
ARCHITECTURAL CONTROL COMMITTEE LOT IMPROVEMENT REQUIREMENTS
FOR REDHILL FOREST (“ACC Regulations”)

The ACC Regulations for Redhill Forest Property Owners Mutual Water and Cattle Association was adopted by the Board of Managers by proper resolution of the Board on the 16th day of April, 2024.

Wayne J Rausch

Wayne J Rausch (Apr 17, 2024 09:19 MDT)

Wayne J Rausch, President

Appendix A

Lot Improvement Application

REDHILL FOREST LOT IMPROVEMENT APPLICATION

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

OWNER	TYPE OF PROJECT(S) (circle all that apply)														
Name _____ Mailing Address _____ City _____ State _____ Zip _____ E-mail _____ Cell # _____	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">New Residence</td> <td style="width: 50%;">RV Pad</td> </tr> <tr> <td>Addition</td> <td>Fence</td> </tr> <tr> <td>Remodel</td> <td>Water Tap</td> </tr> <tr> <td>Garage</td> <td>Tree Removal</td> </tr> <tr> <td>Driveway</td> <td></td> </tr> <tr> <td>Deck</td> <td>Other</td> </tr> <tr> <td>Septic</td> <td></td> </tr> </table>	New Residence	RV Pad	Addition	Fence	Remodel	Water Tap	Garage	Tree Removal	Driveway		Deck	Other	Septic	
New Residence	RV Pad														
Addition	Fence														
Remodel	Water Tap														
Garage	Tree Removal														
Driveway															
Deck	Other														
Septic															

BUILDING DESCRIPTION				
Foundation Type	Estimated Cost	TYPE	COLOR	ATTACHMENTS
# Stories _____	# Bedrooms _____	Siding _____	_____	Plot plan
Total SF _____	# Baths _____	Trim _____	_____	Floorplan
Finished SF _____	Garage _____	Roof _____	_____	Elevations
Main SF _____	Attached/Detached _____			Photos
Upper SF _____	Outbuildings _____			Colors
		# of Trees to be removed: _____		

SETBACKS	PERMITS FROM COUNTY
All structures 50' from front property line: NO YES All structures rear and sides 25' from property line: NO YES Are all property pins located? NO YES If NO on any of the above items, please explain: _____ _____	Septic NO YES N/A _____ Building NO YES N/A _____ Driveway NO YES N/A _____

BUILDING CONTRACTOR INFORMATION	FEES
Name _____ Mailing Address _____ City _____ State _____ Zip _____ E-mail _____ Cell # _____	HOA Dues NO YES \$ _____ USAF Paid: NO YES \$ _____ Tap Fee NO YES \$ _____

CONDITIONS FOR APPROVAL/REASON(S) FOR DENIAL

The owner hereby grants ACC access to inspect requested Lot improvements. The inspector must be able to safely access the work to be inspected.

Owner Signature _____ Date _____ ACC Denied by _____ Date _____
 ACC Approved by _____ Date _____

Appendix B

Check List of Requirements for Lot Construction Application and Plot Plan

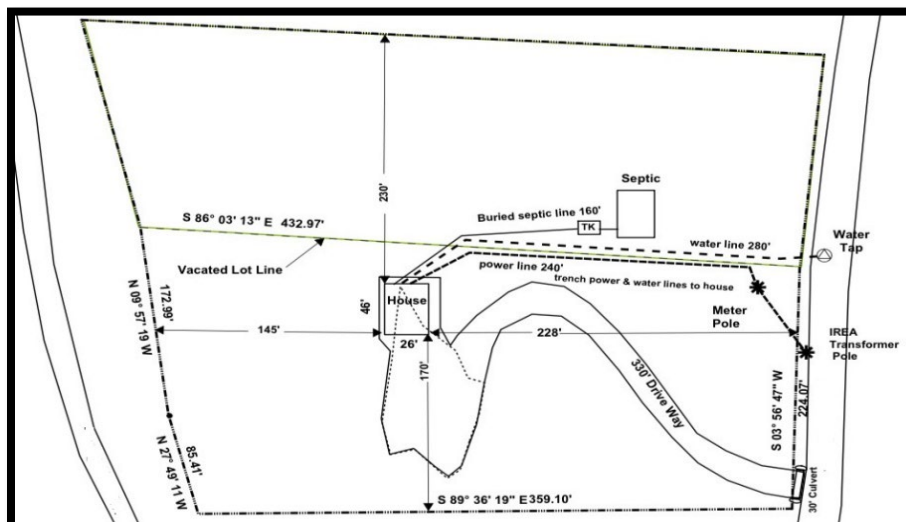
1. Complete the Lot Construction Application contained in the ACC Packet by filling in all blanks and sign.
2. Prepare and attach a Lot plot plan drawing showing all of the following improvements that are applicable to your project:
 - a. Lot easements and measurements on every plot plan drawing.
 - b. Location of culvert, driveway, and parking on every plot plan drawing.
 - c. Location of utilities, including waterline, electric line, propane tank, propane line.
 - d. Location of Trees to be removed.
 - e. Location of Septic tank and leach field.
 - f. Fencing location and measurements.
 - g. Dwelling, garage and shed location.
 - h. Location of the address sign on every plot plan drawing.
 - i. Indicate the setback measurements from all improvements to the sides, rear and roadside property lines and between all structures on the plot plan drawing.

Check List for Required Attachments to Be Submitted with Application To ACC

Only those attachments that apply to your project need to be submitted. All attachments must be legible and accurate. Plan changes must be resubmitted to the ACC for approval.

1. Completed Lot improvement application
2. Plot plan showing all required information applicable to your project
3. Complete set of house floor plans, include elevation drawings of all sides of the dwelling.
4. Complete set of foundation plans.
5. Complete set of engineered septic plans for an onsite sewage disposal system.
6. Tree removal application including plans for removal of trees from Lot.
7. Color chart indicating siding, trim and roof colors.
8. Signed and Completed Application for water tap permit and contractors' information and insurance form. (Found in the Water Policies <https://www.redhillforesthwa.com>) You must follow all RHF Water policies.

Example Plot Plan



Appendix C

Tree Removal Application

Redhill Forest Tree Removal Application

- Identify location of all trees to be removed on plot plan.
- Approved tree removal(s) require the entire tree to be removed including the stump
- All trees and parts thereof must be removed from the lot within 30 days after completion of project.
- If requested, tie survey tape around each tree over two inches in diameter proposed for removal.
- No open burning is allowed at any time in RHF.

Please allow two weeks for field checking of marked trees.

PROPERTY INFORMATION

Property Owner(s) Name _____

Redhill Street Address (if available) _____ LOT _____

Phone _____ E-mail _____

Number of trees to be removed _____ Photos Submitted Yes No

Location of trees to be removed: _____

Type of trees to be removed Reason for removal: _____

Describe how trees will be removed from and disposed of Contractor/Owner/Other: _____

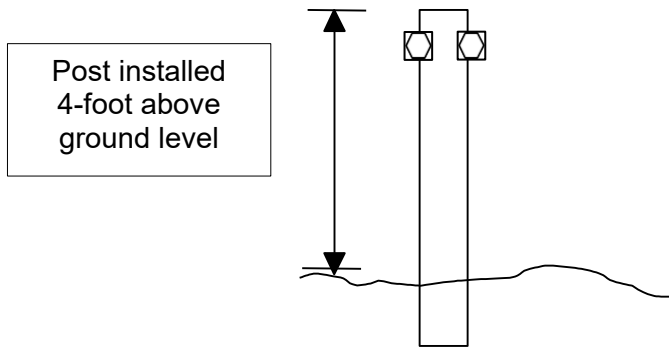
Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

Date Application Received _____ Date Approved _____

Lot Address Post Diagram



Address Signs

<https://nwfpd.org/address-signs/>



WHY: Town & County code requires an address sign in order to have a driveway installed on a commercial or residential property. They also help first responders in identifying your property in the event of an emergency call, thus reducing response time.

WHO: North-West Fire can make you an address sign at either of our stations:

Station 2 (21455 US HWY 285, Fairplay, CO).

Station 1 (55 Buckskin Rd, Alma, CO).

WHAT: The signs are 6"x18", green, and highly reflective. White sticker numbers are placed on the sign for the address. The cost of the sign is \$20, via cash, check or credit card.

HOW: Although there is no county code for an address sign post, NWFPD recommends that a sign is mounted to a 4" x 4"x4' tall post. One foot of the post is planted in the ground, and then the sign can be mounted at the top of the post (three feet off the ground). Therefore, the sign is mounted high enough to account for snow drifts and can easily be seen along the roadway.

Please call ahead (719-836-3150) to the on-duty shift to have them make your sign for you in advance and to see if they will be at the station for you to pick it up (station staffing dependent on response to 911 calls). We normally only make the signs the day of pick-up.

Color Schemes

75 COLOR SCHEMES FOR PRINT

75 COLOR SCHEMES FOR THE WEB



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earthtone

EARTH TONE

CMYK

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



EARTH TONE-I	EARTH TONE-D	EARTH TONE-G
EARTH TONE-F	EARTH TONE-H	EARTH TONE-A
EARTH TONE-F	EARTH TONE-J	EARTH TONE-E
EARTH TONE-L	EARTH TONE-A	EARTH TONE-J
EARTH TONE-F	EARTH TONE-D	EARTH TONE-M

earthtone

EARTH TONE

RGBHEX

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	#DCA660
64	79	36	#404F24
102	141	60	#668D3C
189	208	156	#BDD09F
78	97	114	#4E6172
131	146	159	#83929F
163	173	184	#A3ADB8


Color Schemes (Continued)

75 COLOR SCHEMES FOR PRINT

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earthtone

EARTH TONE

C
M
Y
K

A	30	50	60	80
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D	20	70	90	70
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F	5	20	40	20
G	10	80	100	50
H	0	55	100	10
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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

earthtone

EARTH TONE

R
G
B
HEX

73	56	41	#403829
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213	117	0	#D57500
219	202	105	#D8CA69
64	79	36	#404F24
102	141	60	#668D3C
189	208	156	#BDD09F
78	97	114	#4E6172
131	146	159	#83929F
163	173	184	#A3ADB8

Horse Permit Application

REDHILL FOREST HORSE PERMIT APPLICATION

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 Improvement Requirements for Redhill Forest. Any enforcement of violations of the Architectural Control Regulations, Use of Property and Miscellaneous Regulations, Covenants restrictions applying penalties for noncompliance issues shall be governed by Redhill Forest, Policies and Procedures for Covenant and Rule Enforcement Policy, dated 4/21/2023 or as amended thereof.

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

Owner(s) Signature Date

OFFICE USE ONLY

Date Application Received _____ Date Approved _____ Date Denied _____

Comments: _____
