Date	Legal Name of Lot Owner	Lot#	
Address	Email	Phone	

Appendix A-1

Checklist

1. Initial Contact with ACC Discuss rules and review checklist Appendix A-1	New Construction X	Addition/ Remodel X	
2. Site Plan, Floor Plan, Elevations, Materials Appendix A-2	X	X	
3. Survey and Indemnification Form <i>Appendix A-3</i>	X	X	
4. Driveway Approval/Snow Removal Form Appendix A-4	X	*see note	
5. Utilities Approval Form Appendix A-5	X	*see note	
6. Conduct and Responsibility Rules Appendix A-6 and Attached Contractor Posting	X	X	
7. Neighbor Notification: Appendix A-7	X	X	
8. Compliance agreement of ACC Rules/Regulations and Covenants; Approval to Start Construction Form <i>Appendix A-8</i>	nd X	X	

^{*}Note: required only if changed from original location

Durango, CO 81301

Date	Legal Name of Lot Owner	Lot #

Appendix A-2

Site Plan, Floor Plan, Elevations & Materials

Attach the following:

- Floor Plan
- Elevations
- Site Plan
- Landscape Plan

For new construction or relocation, indicate the location of the following:

- Entry drive
- Propane tank
- Leach field and septic tank
- Dog run/fencing

Site clearing:

- Indicate approximate location of trees needing to be removed
- Evergreens should be shown separately, oaks as clusters

Structure(s):
Roof color and material (provide samples)
Exterior colors and materials (provide samples)
Height of structure: Area of structure
Size of irrigated area (maximum 1,000 square feet)
Description of work proposed:

Durango, CO 81301

Date	Legal Name of Lot Owner	Lot #

Appendix A-3 Survey & Indemnification Form

- The lot owner is responsible for assuring that all improvements are within the lot boundaries.
- The ACC reserves the right to require the lot owner to provide a current survey as described in the ACC Rules and Regulations, paragraph J. All costs and fees thus incurred shall be the sole responsibility of the lot owner.
- The lot owner indemnifies FCRA from all claims arising from errors and/or mistakes in the location of the lot center or the location of improvements within the lot boundary.

"I/We understand the I/we are solely responsible for the location of my/our lot and the residence I am/we are constructing thereon. I/We hereby release and discharge Falls Creek Ranch Association, Inc., from any and all liability arising out of the placement of the survey and/or survey stake and location of my residence and improvement. I/We further agree to indemnify Falls Creek Ranch Association, Inc., from any and all claims made by third parties arising out of the construction of the home and its relationship to my survey and/or survey stake."

	Date
Lot owner's signature	

Durango, CO 81301

Date	Legal Name of Lot Owner	Lot #

Appendix A-4

Driveway Approval/ Snow Removal Form

The Roads and Utilities committees must approve all plans for an entry drive prior to ACC action. No excavation, construction, or modification of driveways may begin until the ACC approval process is complete. In addition to driveway location, special attention to the following issues is required:

- Drainage and snow removal options and recommendations must be reviewed.
- Driveways and parking areas must be located at least 10 feet from fire hydrants, water system valve boxes, or other above ground elements of the water system. Therefore, these locations must be approved by the Utilities Committee.
- Owner will install culvert of 18" or more if required by the Roads Committee and appropriate ditching if FCR road drainage will be affected by new construction.
- Owner will provide proper ditching, shaping, and installation of road base material at the beginning of construction to avoid carrying of mud and debris onto FCR roads by poor drainage and/or construction vehicles. Any construction impacts on roadways must be repaired by the Owner.
- Contractor must assure all employees' and equipment vehicles do not block roads or neighboring driveways for access and safety reasons.
- Parking and turnaround areas must be provided.
- The ACC's advice and approval for the clearing of trees to permit adequate access of emergency vehicles and snow removal equipment is required.

Owner signature	Date
Chair, FCR Roads Committee signature	Date
Chair, FCR Utilities Committee signature	Date
Ranch Manager signature	

Durango, CO 81301

Date	Legal Name of Lot Owner	Lot #

Appendix A-5 **Utilities Approval Form**

The laws and regulations of the State of Colorado Department of Health and Environment, San Juan Basin Health Department, and FCRA apply equally to new construction and to changes to existing water and septic systems within FCR. See the full Utilities Committee Rules and Regulations (Appendix U-1) for further details. Special attention to the following issues is required:

- The leach field and septic system is expected to be placed within the lot boundaries. If a suitable location is not possible on the lot, permission for an easement on common property is allowed with approval of the Common Property Committee Chair and the Board per Covenant 27.
- No digging or excavation that may affect FCR utility lines may commence without prior notification to the FCR Utilities Committee, FCR Ranch Manager, and ACC. Owner or contractor is also required to contact "Call Before You Dig (811)" to mark the location of all existing utility lines prior to any excavation. All locates and new utility trenches will be reviewed and approved by the Utilities Committee to ensure the safe placement away from water service lines to protect the FCR water supply system.
- The Utilities Committee is responsible for all maintenance of water mains and service lines up to and including the curb stop valve, water meter and back-flow prevention device located in each property's water meter pit. Lot owners are responsible for all maintenance and repair of lines between the water meter pit and the home.
- Potable water supplies are limited at FCR, and irrigated areas including lawns, flower gardens, and vegetable gardens, are restricted to a cumulative total of 1,000 square feet. Ground surface sprinklers or soaker hoses using potable water are not allowed, but hand watering or well-calibrated drip irrigation systems are allowed. Non-potable water, which is highly recommended for residents' irrigation use, is available from the FCR lake, where a pump is provided.
- The FCR potable water system is chlorinated as required by state law. A billing system is in place that charges a monthly base service fee as well as a monthly actual usage fee.

The owner signature below signifies the owner has read, understands, and agrees to comply with all Utilities Committee Rules and Regulations (Appendix U-1).

Owner signature	Date	
Chair, FCR Utilities Committee signature	Date	
Chair, Common Property Committee (if necessary)		

Date	Legal Name of Lot Owner	Lot #

Appendix A-6 Conduct and Responsibility

Homeowners are responsible for the conduct of contractors, construction workers, and guests. Owners are responsible for contractor violations and may be subject to fines per Ranch policies. See Covenants #19 and #22 related to homeowner responsibility for any damage or nuisance caused by an owner or his/her invited individual.

FCR is private property. Contractors are allowed on the property by permission only. Permission will be revoked for violations of FCR covenants, rules, and regulations. The following rules merit particular attention:

- No open fires of any kind are permitted.
- No smoking outside of vehicles is allowed; cigarette butts must be disposed of safely within vehicles.
- Posted speed limits must be observed: 25 mph on Falls Creek Main south of Oakcrest Drive and 15 mph on all other FCR roads. Anyone detected speeding may be denied the privilege of bringing his/her vehicle onto FCR property.
- All construction materials and debris must be placed in the jobsite dumpster or removed from the Ranch. Under no circumstances may the Ranch dumpsters or slash piles be used for this purpose.
- Contractors' pets must be kept within the boundary line of the lot or otherwise under the direct control of the pet owner and not be permitted to run at large or otherwise become a nuisance.
- Radios may not be played at a level that can be heard outside the lot boundaries.
- Contractors may not use the FCR lake. It is private property.
- Contractors or owners must display the attached Contractor Posting at the jobsite.
- The contractor's signature below signifies agreement to comply with stated Covenants and rules.

Lot owner's signature			Date	
Contractor's signature	Email address	phone #	Date	

Date	Legal Name of Lot Owner	Lot #	
Appendi	ix A-7		
Neighbo	r Notification		
Owner before approval) that	ed by the ACC, designated lot owners see ACC approval of the project. This is a set provides transparency for community relatation relevant emails to this form).	courtesy notification (not i	requiring neighbor
-	nired if email is not used for notification:	ld/remodel on their property	y and have had the
opportunity to	o review the proposed project.		
Neighbor's pi	rinted name/signature	Lot #	
Neighbor's pi	rinted name/signature	Lot#	
Neighbor's pi	rinted name/signature	Lot #	
Neighbor's pr	rinted name/signature	 Lot #	

FALLS CREEK RANCH ASSOCIATION, INC.

Architectural Control Committee 6350 Falls Creek Main Durango, CO 81301

Owner signature below provides permission to the ACC and Board to enter the private lot during

construction to assess work progress and assure compliance with FCR Covenants and Rules.

Date	Lot Owner	Lot #		
Appendi	ix A-8			
Approval to Start Construction				
	ture below signifies the owner has read, and Regulations and FCR Covenants.	understands, and agrees to comply with all		

Your improvement plans have been approved subject to the comments below: Architectural Control Committee member approval: Member Approve Disapprove Comments/Date Lot owner's signature Date Architectural approval Chair, Architectural Control Committee Date Utilities approval Chair, Utilities Committee Date Roads approval Chair, Roads Committee Date Final approval President, Falls Creek Ranch Board of Directors Date

CONTRACTOR POSTING

ATTENTION ALL WORKERS AND DELIVERIES:

- NO SMOKING ALLOWED EXCEPT IN VEHICLES. DISPOSE OF CIGARETTE BUTTS SAFELY IN VEHICLES
- OBEY POSTED SPEED LIMITS.
- CLEAN UP AFTER YOURSELVES.
- ALL TRASH IS TO BE PLACED IN THE JOBSITE DUMPSTER OR REMOVED FROM FCR. DO NOT PLACE ANY TRASH IN FCR DUMPSTERS.
- DO NOT USE THE FALLS CREEK LAKE. IT IS PRIVATE PROPERTY.
- DO NOT PLAY RADIOS LOUDLY.
- ALL PETS MUST BE KEPT WITHIN THE BOUNDARY LINE OF THE LOT AND NOT BE PERMITTED TO RUN AT LARGE OR OTHERWISE BECOME A NUISANCE.

Thanks for your cooperation!