

____ Date Legal Name of Lot Owner Lot #, Address, Email and Phone

Appendix A-1

Checklist

____		New Construction	Addition/ Remodel
____	1. Initial Meeting with ACC Co-Chair Distribute packet and review checklist <i>Appendix A-1</i>	X	X
____	2. Site Plan, Floor Plan and Elevations <i>Appendix A-2</i>	X	X
____	3. Survey and Indemnification Form <i>Appendix A-3</i>	X	X
____	4. Driveway Approval/Snow Removal Form <i>Appendix A-4</i>	X	*see note
____	5. Utilities Approval Form <i>Appendix A-5</i>	X	*see note
____	6. Conduct and Responsibility Rules <i>Appendix A-6 and Attached Contractor Posting</i>	X	X
____	7. Neighbor Notification: <i>Appendix A-7</i>	X	X

____	8. Compliance agreement of ACC Rules/Regulations and Covenants; Approval to Start Construction Form <i>Appendix A-8</i>	X	X

*Note: required only if changed from original location

Date _____ Legal Name of Lot Owner _____ Lot # _____

Appendix A-2

Site Plan, Floor Plan & Elevations

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 planted area (maximum 1,000 square feet) _____

Description of Work proposed:

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 Architectural Control Committee reserves the right to require the lot owner to provide a current survey as described in the ACC Rules and Regulations, paragraph 5.F. All costs and fees thus incurred shall be the sole responsibility of the lot owner.
- The lot owner indemnifies Falls Creek Ranch Association, Inc. 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.”

Lot owner's signature _____ Date _____

Date	Legal Name of Lot Owner	Lot #
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Appendix A-4

Driveway approval/ Snow Removal Form

The Road Committee, Utility Committee and the Ranch Manager must approve all plans for an entry drive prior to Architectural Control Committee 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 12” or more as determined by the Road Committee and appropriate ditching if Falls Creek Ranch 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 Falls Creek Ranch 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.
- Provision for parking and turnaround areas must be provided.
- 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 Road Committee signature	Date

_____	_____
Chair, FCR Utilities Committee signature	Date

_____	_____
Ranch Manager signature	Date

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 Falls Creek Ranch Association apply equally to new construction and to changes to existing water and septic systems within Falls Creek Ranch. 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 of any kind (water, electric, gas, telephone lines, foundations, or landscaping) may commence without prior notification to the FCR Utilities Committee and ACC. Owner or contractor is also required to contact “*Call Before You Dig*” 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.
- Members are expected to utilize a high level of water conservation practices. Irrigated areas including lawns and garden are restricted to a cumulative total of 1,000 square feet. Sprinkler systems and soaker hoses are not allowed. Hand watering or drip irrigation systems are allowed. Residents may use non-potable irrigation water from the FCR lake.
- 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

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. Reference Covenants #19 and #22 related to homeowner responsibility for any damage or nuisance caused by an owner or his/her invited individual.

Falls Creek Ranch is private property. Guests and contractors are allowed on the property by permission only. Permission will be revoked for violations of Falls Creek Ranch covenants, rules and regulations. The following issues are of particular concern:

- No open fires of any kind are permitted.
- No smoking outside of vehicles is allowed.
- Posted speed limits must be observed: 25 mph on Falls Creek Main south of Oakcrest Drive and 15 mph on all other Falls Creek Ranch roads. Anyone detected speeding will be denied the privilege of bringing his/her vehicle onto Falls Creek Ranch 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.
- All 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.
- Do not play radios loudly.
- Do not stop at or use the FCR lake. It is private property.
- Contractors are to display the attached Contractor Posting at the jobsite.
- Contractor signature below signifies agreement to comply with stated covenants and rules.

Lot owner's signature Date

Contractor's signature Date

Date	Legal Name of Lot Owner	Lot #
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Appendix A-7 Neighbor Notification

As determined by the ACC, designated lot owners shall be notified of the proposed work by the Owner prior to ACC committee meeting to review the project. This constitutes notification of the project plan only, not approval by the neighbor, and may be accomplished via email to the neighbor (attach that email to this form).

Below is required if email is **not** used for notification:

I/we have been notified of the neighbor's desire to build/remodel on their property and have had the opportunity to review the proposed project.

Neighbor's printed name/signature	Lot #
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Neighbor's printed name/signature	Lot #
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Neighbor's printed name/signature	Lot #
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Neighbor's printed name/signature	Lot #
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Date Lot Owner Lot #

Appendix A-8

Approval to Start Construction

Owner signature below signifies the owner has read, understands, and agrees to comply with all Architectural Control Committee Rules and Regulations, and Covenants of Falls Creek Ranch.

Your improvement plans have been approved subject to the comments below:

Architectural Control Committee member approval:

Member	Approve	Disapprove	Comments/Date
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>
<hr/>	<hr/>	<hr/>	<hr/>

Lot owner's signature _____
Date

Architectural approval _____
Chairman, Architectural Control Committee Date

Utilities approval _____
Chairman, Utilities Committee Date

Roads approval _____
Chairman, Roads Committee Date

Final Review _____
President, Falls Creek Ranch Board of Directors Date

CONTRACTOR POSTING

ATTENTION ALL WORKERS AND DELIVERIES:

- **NO SMOKING ALLOWED EXCEPT IN VEHICLES.**
- **PLEASE OBEY POSTED SPEED LIMITS AT FALLS CREEK RANCH (FCR).**
- **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.**
- **PLEASE 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!