

ANTELOPE HILLS ASSOCIATION, INC.
P.O. Box 1661
Gunnison, CO 81230

ARCHITECTURAL CONTROL COMMITTEE
RULES & REGULATIONS
(Design Standards)

Dear Applicant:

The standards listed below, which supercede all preexisting Architectural Control Rules & Regulations, are a general list of the items the Architectural Control Committee requires or considers before approving a new structure or any improvements to an existing structure on a lot. All covenants will be enforced, including but not limited to the items listed below.

The Architectural Control Committee will approve or disapprove applications in order to promote the harmony of structures within the subdivision. All applicants should understand that the purpose of this regulating body is to protect and enhance the property values in the subdivision. The applicant should submit the necessary documents well in advance of the planned construction to provide the committee sufficient time for review.

**PLEASE READ SECTIONS 5 & 6 OF THE DECLARATION OF PROTECTIVE COVENANTS
BEFORE COMPLETING THIS APPLICATION**

A structure of any kind, including all homes, buildings, and outbuildings; attached porches, fences and fencing material must be approved by the Architectural Control Committee, and, when required, by Gunnison County before work begins. Applicable County permits must be purchased before any work can commence. We will not allow any buildings built like a quonset hut, weatherport or soft sided type buildings. The peak of the roof on any out building must not exceed 14.5 ft in height. All outbuildings should be placed towards the back of the lot. Any outbuilding over 200 sq. ft. must have a poured foundation, floor and pitched roof and match or compliment the material and colors used in the adjoining home. Mobile, modular and manufactured homes cannot exceed 10 years of age and must meet the County's requirements for snow load, wiring codes and R factors. All homes must have visible house numbers. You must have necessary driveway culverts as per the County requirements (for information, contact the Road & Bridge Dept. at (641-0044). Fences can be constructed of wood, chain link or synthetic fencing only. Fences are not to exceed 6 ft. in height. Irrigated lawn size cannot exceed 20% of the total sq. footage of the lot, or a maximum of 1,500 sq. ft. if 20% of the lot size exceeds that amount.

All new or replacement water service lines must be of a minimum 3/4" copper pipe. A water meter and remote readout must be purchased from the Association for all new homes and for replacing broken or non-functioning meters already in use, to be and installed at the homeowner's expense and installed with a shutoff valve. Remote readouts must be placed in an easily accessible location on the home, outside of any fence, for reading purposes. Snow fall/shedding should be considered. You need to contact Aimee 641-3625 regarding meter and remote readout purchase.

The attached application form with attached plot plan and designs must be completed in detail and submitted along with the appropriate application fee to P.O. Box 1661, Gunnison, CO 81230 for consideration. Noncompliance with the Architectural Control Committee Rules & Regulations may result in a \$100 fine and will subject the member to immediate compliance or removal of the structure. If you have any questions please feel free to contact the Association Manager, Aimee Craig, at 641-3625 or address them to 405 N. 7th Gunnison, CO 81230. There is a lock box on the front of the house for HOA use.

The Architectural Control Committee shall be made up of the elected Antelope Hills Association board members and any homeowner(s) the board may appoint from time to time.

Thank you for your cooperation.

Adopted and Approved by Antelope Hills Association
Board of Directors July 19,2017