

**BUILDING PERMIT PROCESS
SECTION 11**

DEED RESTRICTIONS SUMMARY

SHEET

NOTE: IF USE CODE OF YOUR LOT DOES NOT APPEAR ON THIS SUMMARY, PLEASE REFER TO THE DECLARATION OF RESTRICTIONS.

SUBDIVISION	LAND USE CODE	MINIMUM LOT SIZE (SQ. FT.)	(b)(c) SETBACKS (FT) FT/R/S/S	MAX HEIGHT ABOVE GRND LEVEL	(e) LIVING AREA (FT) MIN/2-STORY	MAX. LOT COVERAGE	PARKING SPACES	BUILDING DENSITY
Central Core	(a)							
Chris Mountain II	R-1-90	9,000	30/20/10/10	35'-Multi-Story	1000/750-1st	55%	---	
Highlands	R-1-75	7,500	25/20/7.5/7.5	"	850/600-1st	50%	---	1 per lot
	R-1-90	9,000	30/20/10/10	"	1000/750-1st	55%	---	
	R-1-120	12,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
	R-1-150	15,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
	R-1-200	20,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
Lake Forest Estates	All Lots	See Plat	30/20/10/10	35'-Multi-Story	1500/1000-1 st	55%	---	1 per lot
Lake Hatcher Park	R-1-75	7,500	25/20/7.5/7.5	"	850/600-1st	50%	---	1 per lot
	R-1-90	9,000	30/20/10/10	"	1000/750-1st	55%	---	
	R-1-200	12,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
Lake Pagosa Park	R-1-75	7,500	25/20/7.5/7.5	"	850/600-1st	50%	---	1 per lot
	R-1-90	9,000	30/20/10/10	"	1000/750-1st	55%	---	
	R-1-T	2,400	25/20/00/00	"	800/600-1st	80%	1 per lot	1 per lot
	R-1-P	3,200	25/20/00/00	20'-One Story	800	80%	1 per lot	1 per lot
Lakeview Estates	R-1-100	10,000	30/20/10/10	35'-Multi-Story	1000/750-1st	55%	1 per lot	1 per lot
	R-1-120	12,000	30/20/10/10	"	1000/750-1st	55%	1 per lot	1 per lot
	R-1-150	15,000	30/20/10/10	"	1000/750-1st	55%	1 per lot	1 per lot
	R-1-200	20,000	30/20/10/10	"	1000/750-1st	55%	1 per lot	1 per lot
	R-3	17,000	25/10/05/05	20'-One Story	600 per unit	60%	1.5 per lot	---
	R-4	26,000	25/10/07/07	35'-Multi-Story	600 per unit	60%	(e)	---
Lakewood Village	R-1-100	10,000	30/20/10/10	"	1450/1000-1st	55%	1 per lot	1 per lot
	R-1-120	12,000	30/20/10/10	"	1450/1000-1st	55%	1 per lot	1 per lot
	R-1-150	15,000	30/20/10/10	"	1450/1000-1st	55%	1 per lot	1 per lot
	R-1-200	20,000	30/20/10/10	"	1450/1000-1st	55%	1 per lot	1 per lot
	R-2	9,000	25/20/06/06	"	800/600-1st	60%	2 per lot	1 per lot
	R-3	17,000	25/10/05/05	20'-One Story	600 per unit	60%	1.5 per lot	---
	C-1 (f)	---	---	---	---	---	1 per 400 ft.	---

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SUBDIVISION	LAND USE CODE	MINIMUM LOT SIZE (SQ. FT.)	(b)(c) SETBACKS (FT) FT/R/S/S	MAX HEIGHT ABOVE GRND LEVEL	(e) LIVING AREA (FT) MIN/2-STORY	MAX. LOT COVERAGE	PARKING SPACES	BUILDING DENSITY
Martinez Mtn. Estates	Lots 1-59 & 102-136	---	55"	35'-Multi-Story	1500/1000-1st	---	---	---
	Lots 60-101	---	30/20/10/10	"	1200/900-1st	55%	---	1 per lot
Martinez Mtn. II	All Lots	---	55'	"	1500/1000-1st	---	---	---
Meadows I-IV	All Lots	---	55'	"	1500/1000-1st	---	---	---
North Village Lake	All Lots	See Plat	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
Pagosa In The Pines I	R-1-75	7,500	25/20/7.5/7.5	"	850/600-1st	50%	---	1 per lot
	R-1-90	9,000	30/20/10/10	"	1000/750-1st	55%	---	---
	R-1-T	2,400	25/20/00/00	"	800/600-1st	80%	1 per lot	1 per lot
	R-1-P	3,200	25/20/00/00	20'-One Story	800	80%	1 per lot	1 per lot
	R-2	9,000	25/20/06/06	35'-Multi-Story	800/600-1st	60%	2 per lot	1 per lot
	R-3	17,000	25/10/05/05	20'-One Story	600 per unit	60%	1.5 per lot	---
	R-4	26,000	25/10/07/07	35'-Multi-Story	600 per unit	60%	(e)	---
	C-1 (g)	---	---	"	---	---	1 per 400	---
Pagosa In The Pines II	R-1-75	7,500	25/20/7.5/7.5	"	850/600-1st	50%	---	1 per lot
	R-1-90	9,000	30/20/10/10	"	1000/750-1st	55%	---	---
	R-1-100	10,000	30/20/10/10	"	1000/750-1st	55%	--	1 per lot
	R-1-120	12,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
	R-1-150	15,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
	R-1-200	20,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
	R-1-T	9,000	20/10/05/05	"	800/600-1st	60%	1 per lot (9'x20)	1 per lot
	R-1-P	3,500	20/20/00/08	35' -Two Story	800/600-1st	60%	1 per lot	1 per lot
Ranch Community	R-1-400	40,000	30/20/10/10	35'-Multi-Story	2000 One Story 2500/1800 1st	55%	---	1 per lot
South Village Lake, South Shore Estates, Ridgeview	(a)							
Pagosa Trails	R-1-50	4,900	20/20/05/05	"	850/600-1st	60%	---	1 per lot
	R-1-75	7,500	25/20/7.5/7.5	"	850/600-1st	50%	---	1 per lot
	R-1-90	9,000	30/20/10/10	"	1000/750-1st	55%	---	---
	R-1-120	12,000	30/20/10/10	"	1000/750-1st	55%	---	1 per lot
Twincreek Village	All Lots	See Plat	30/20/10/10	"	1450/750-1st	55%	---	1 per lot
Village Service Commercial	(a)							
Vista	MH-50	5,000	10/10/05/05	"	400	50%	---	1 per lot
	R-1-90	9,000	30/20/10/10	"	1000/750-1st	55%	---	---

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FOOT NOTES

- (a) See relevant restrictions for this subdivision. The Village Service Commercial and Ridgeview Subdivision rear setbacks are not defined; therefore, the following Archuleta County Land Use Regulation is adopted: 15' on all sides of commercial and multi-family properties which is measured from the eaves of the structure to the property boundary. In areas of conflict, the more stringent regulation is implemented.
- (b) Side setbacks on R-4 lots and corner lots and rear setbacks on golf course and lake front lots may differ from those shown here. See Declaration of Restrictions for these cases.
- (c) R-1-T and R-1-P side yard setbacks may be subject to stipulations and Committee approval. See relevant Declaration of Restrictions.
- (d) Minimum square footage shown for all multi-family lots is for each dwelling unit.
- (e) For parking requirements on R-4 lots, see relevant Declarations of Restrictions.
- (f) The size, height, appearance, setbacks, lot coverage, etc., for buildings on the lots zoned C-1 will be decided by the Environmental Control Committee.

Interpretation on structure maximum heights and residential structure minimum living area in certain subdivisions in which the Declaration of Restrictions currently do not set such limits shall apply to Martinez Mountain Estates I (Lots 1 thru 59 inclusive & Lots 102 thru 136), Martinez Mountain Estates II, Meadows II, Meadows III, and Meadows IV.

- (1) All one story structures will be limited to a maximum height of 20' (twenty feet).
- (2) All multi-story structures will be limited to a maximum height of 35' (thirty five feet).
- (3) No dwelling shall be constructed on any lot in Martinez Mountain Estates I (Lots 1 thru 59 inclusive and Lots 102 thru 136), Martinez Mountain II, Meadows II, Meadows III or Meadows IV having less than the following minimum square footage of living space, exclusive of porch and garage:
 - (A) One-story houses shall have a minimum of 1,500 square feet of living space.
 - (B) Multiple-story houses shall have a minimum of 1,000 square feet of living space on the main floor plus at least 500 square feet of additional living space on the second floor.

Definition interpretation of a prefabricated living unit, as it applies to Twincreek Village Declaration of Restrictions, is "a unit is a pre-fabricated cube of living space assembled off-site".