

**Pagosa Lakes Property Owners Association**

**BUILDING PERMIT PROCESS**

**SECTION 18: RECORD OF REVISIONS**

- 18.1 Each section of this document may be revised and reissued independent of other sections.
- 18.2 The section, revision number, effective date and a detailed description of the revision shall be recorded in Section 18.3.
  - 18.2.1 The effective date shall immediately follow a twenty-one (21) day publication period.
  - 18.2.2 The entire section shall be replaced when a revision is made even though some subsections will remain unaffected. That effective date and the section's revision number shall be displayed on each page of the revised section.

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**BUILDING PERMIT PROCESS**

**18.3 RECORD OF REVISIONS**

BUILDING PERMIT PROCESS REVISION NUMBER	REVISED SECTION/ ITS REVISION NUMBER	EFFECTIVE DATE	DESCRIPTION OF REVISION
1	3/1	5/5/06	3.1.13 Documented approved exterior, metal roof and asphalt shingle colors and provided clarification on color applications.
	18/1	5/5/06	Updated Record of Revision for Sections 3 as adopted by the Board of Directors on 4/13/06 and published from 4/14-5/5/06.
2	1/1	7/10/06	1.2.1 Changed wording from “pet” to “animal” enclosure for consistency with the Neighborhood Rules and Regulations. 1.3.1 Deleted reference to 1.4 non-compliance issues was not relevant to approval process.
	2/1	7/10/06	2.5 Added “deck” definition. 2.20 Added “patio” definition. 2.5-2.33 Renumbered Paragraphs based on above changes.
	3/2	7/10/06	3.1.1.4 Added the word “setback” to clarify the type of variance requirement for foundation location surveys (same as 4.8 below). 3.1.9.4 Defined that outbuildings may be constructed on a vacant lot after the residence has been constructed. 3.1.10.2 Eliminated “Sky Blue” from the list of non-approved colors. 3.1.10.4 Added architectural features to roof designs to define multi-level / stepping. 3.1.10.5 Minimum roof pitch requirement paragraph relocated and renumbered (previously 3.1.10.4). 3.1.13.1 Explained how colors should relate to be compatible with existing structures and natural surroundings. Deleted reference to other surroundings and earth tone or dark colors. 3.1.16.1 Clarified that that the garage requirement includes “multi-occupancy residential buildings”.

			3.1.19 Relocated deck and patio “privacy - screening” standards from fence section 6.2.6. Amended method to determine height from natural grade to the top of the deck surface not to exceed five (5) feet.
2 (Continued)	4/1	7/10/06	4.2.4 Indicated proper plan references 4.3 and 4.4 (not 4.4.3 and 4.4.4.). 4.2.8 Indicated proper PILC reference 4.2.3 (not 4.1.3). 4.6 Application item #7 changed the signature certification to first person “I”. 4.7 Property Owner and Contractor Building Agreement <ul style="list-style-type: none"> <li>• #15 Reworded the violation and fine schedule to include an acknowledgment from the contractor that they are subject to the Rules and Regulations and attest that no fines, violations or citations are pending with PLPOA.</li> <li>• After paragraph 15.12 eliminated the acknowledgement requirement (included in the Application 4.6)</li> </ul> 4.8 PILC - Note 2 Added the word “setback” to clarify the type of variance requirement for foundation location surveys (same as 3.1.1.4 above).
	6/1	7/10/06	* Reorganized and renumbered paragraphs. 6.2.4 Added new paragraph outlining welded/woven wire fence material, top rail and tension cables installation. 6.2.5 Added multi-strand fence types and uses. 6.2.9 Lists and defines other types of fences and allowance for wrought iron and plastic fences by the Committee. 6.3.1 Defines fence measurement from dominate horizontal feature. 6.3.2-3 Defines front, side and rear yards and height placement of fences (added drawn examples pages 6-10 and 6-11). 6.3.2 and 6.3.3 Increased the fence height in the Vista subdivision from 5 to 6 feet. 6.4.1 Mandates treatment of wooden posts for contact with the ground. 6.5 Outlines the maintenance of painted or stained fence surfaces. 6.7.1 Added privacy as a purpose of a fence 6.7.4-7 Specified inclusion of agreement, fees, ownership and Member in Good Standing to

			complete a fence application 6.9 Revised, expanded, and simplified the fence application. Added five (5) fill-in blank drawings for submittal with an application (pages 6-7, 6-8 and 6-9).
2 (Continued)	13/1	7/10/06	Construction Section 3.6 – Notice revised to conform to owner/contractor agreement (4.6 item 8). Changed violation provisions. Property Section 6 -- Changed title from “pet” to “animal” enclosure. Amended the minimum square footage area from 100 to 200 and added requirement for an application and approval from the Department of Covenant Compliance. Signs -- Changed reference from Building “package” to “permit process”.
	17/1	7/10/06	Page 17-1 Update phone number information for Colorado State Forest Service and La Plata Electric.  Added San Juan Basin Health Department’s extension phone number and contact person.
	18/2	7/10/06	Updated Record of Revision for Sections 1, 2, 3, 4, 6, 13, and 17 as adopted by the Board of Directors on 6/08/06 and published from 6/19-7/9/06.
3	1/2	4/15/07	1.2.1 Changed term from “house” to “residence” (typical throughout BPP). 1.2.2 Removed “factory built” from “modular” reference (typical throughout BPP). 1.3.2 Added agenda schedule reference, distribution list and posting notice. 1.7 Building Permit Extensions – Change extension reference from 12 months to 24 months for DCC approval. Any permit requests at or beyond 2 years/24 months will be referred to the ECC.
3 (continued)	2/2	4/15/07	New Additions - Renumber Entire Section  New Definitions: “ <i>Factory Built Home</i> ”, “ <i>Modular Home</i> ”, “ <i>Manufactured Home</i> ”, “ <i>Mobile Home</i> ”, “ <i>Panelized, Prefabricated,</i>

			<p><i>Precut Home</i>” and “<i>Site Built Home</i>” in order to conform to state and federal regulations.</p> <p>2.9 Fence – Delete reference to “stone” because if a stone fence/retaining wall is constructed it becomes a permanently affixed structure and may require a setback variance.</p>
3 (continued)	3/3	4/15/07	<p>3.1.2 Building Code Compliance – change reference from Uniform Building Code (UBC) to International Residence Code (IRC); add MH50 mobile homes shall comply with Archuleta County and State of Colorado Certified Housing of Urban Development (HUD) codes. Added reference to application.</p> <p>3.1.13.4.2 Roof Colors – Add “Copper” (#); delete “Brite Red”.</p> <p>3.1.3 Modular Homes – change reference from UBC to IRC (typical throughout BPP).</p> <p>3.1.7 changed requirements for inclusion for major projects.</p> <p>3.1.7.3.1 Identified information required on plan elevations</p> <p>3.1.10.3 Architectural grade shingles required on mobile/manufactured homes when re-roofing.</p> <p>3.1.11.4 Requires skirting to be blend with rest of structure</p> <p>3.1.12 32 square foot covered entry required on all residences</p> <p>3.1.13.1 Skirting colors required to have a complementary appearance to the residence</p> <p>3.3.4.8 A drainage plan may be required as part of the construction process</p>
3 (continued)	4/2	4/15/07	<p>4.2.5 Color reference needed for siding, wainscot, skirting, and retaining wall.</p> <p>4.3 Eliminated reference to “factory built”</p> <p>4.3.2, 4.4.2, 4.5.2 Added reference to section 4.2 for list of submittal requirements.</p> <p>4.3.2.2 and 4.3.2.3 Changed UBC to IRC/compliance to IRC adopted by Archuleta County</p> <p>4.4.3 Added detailed and labeled photographs submittal for all four mobile/manufactured elevations.</p> <p>4.4.3 Removed reference to “used” mobile homes; submittal is the same as outlined above.</p> <p>4.4.5 Added requirement for covered entry plans.</p> <p>4.6 Re-formatted “Application for Building Plan Approval”; added reference for silt fence (1.7); “as-formed” foundation survey (1.8);</p>

			deck/patio/porch/screening/skirting project details (2); Utility Easement (3); parking space and garage requirements (3.1); retaining wall and wainscot detail (3.2). 4.8.1 and 4.8.2 Eliminated clients name and physical address based on work session with surveyors Section 4.8 NOTE added to the bottom of the p defines “as formed” survey measurements.
3 (continued)	6/2	4/15/07	New Section 6.3.2.1 – “Corner lots are platted with two front yards / street frontages and must comply with front yard height and design fence guidelines.”
3 (continued)	8/1	4/15/07	New Regulations (Effective 5/06)/updated cover sheet
	11/1	4/15/07	Add utility easements and lot corner setbacks as outlined in the Declarations of Restrictions and/or the Subdivision plat.  Parking space restrictions – R-1-T, R-1-100, R-2, R-3, and C-1 (e)  Setback reference for 3 story structures (b)  Corner lot reference (m)
3 (continued)	15/1	4/15/07	New regulations (Effective 5/06)/updated cover sheet
	16/1		Modify Variance Deadline from Friday to Monday to accommodate responses to be received and included in ECC meeting packets; approximately an additional five days.  Updated meeting and submittal deadlines for 2007.
	17/2	4/15/07	New Addition - Colorado Division of Housing – Manufacture Housing Board and state code registry; 1313 Sherman St., Rm 323, Denver, CO 80203; Diana Jones, (303) 866-4616

			<p>Update Surveyor list to include “State of Colorado Registered Engineer” classifications.</p> <p>Added Planning Department and contact for San Juan Basin Health.</p> <p>Updated Forest Service phone #.</p>
	18/3	4/15/07	Updated all sections changed for inclusion in the building Permit Process