

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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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"> • #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. • After paragraph 15.12 eliminated the acknowledgement requirement (included in the Application 4.6) 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 <ul style="list-style-type: none"> • 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.