

ARCHITECTURAL COMMITTEE AND TWA BOARD CHECKLIST 2010

TWA Covenants, pages 304, II, A, B, C: Approved plans (including samples of composition and coloration of proposed siding and roofing materials) are valid for one year following the date of Board signing. Construction must commence within that one year period or all items must be resubmitted.

Owner: _____ Lot Number: _____

Date submitted to Architectural Committee: _____

Date of receipt of plans with samples of siding and roofing materials: _____

Date of Board approval: _____

PROPOSED CONSTRUCTION COMPLIANCE SECTION	ARCHITECTURAL COMMITTEE CONCURRENCE SECTION	APPLICABLE SECTION OF DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS
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1. Architectural Type

[p.2, I,A,1.] The only type of dwelling that may be building or placed upon a lot is that which in its design would be suitable for a single family. [p.4, II, D, 1] The type and style of proposed dwellings shall be consistent with those already in place in Trail West. Mobile homes are expressly prohibited.

Proposed
construction
complies with
covenant item
shown

Committee Concur

Note: To minimize need to request variances to TWA or county requirements, planners should anticipate where future dwelling additions, garages, and/or storage facilities might be located.

Initials of owner or agent

Committee Initials

2. Lot Coverage Calculation – Divide the total square footage of all proposed improvements by the square footage of the lot. Contact the TWA office for lot area information.

In Compliance

Concurrence

[p.4, II, D, 2] Lot coverage by improvements shall not exceed 25% of the total square footage area of any lot. The building area shall include garages, carports, roofed porches, decks and courtyards. Roof overhangs are not included in this determination.

_____%

_____%

Initials

Initials

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3. Dwelling Size

In Compliance

_____ s.f.

Initials

Concurrence

_____ s.f.

Initials

[p. 6, II, E] The area of one-story dwellings, as determined from outside dimensions, shall total at least 1250 square feet exclusive of spaces not suited for living such as decks, open or screened porches, garages, etc. The ground or main floor of dwellings with more than one story shall total at least 1000 square feet of such area

4. Setbacks

_____ ft.
Front

_____ ft.
Side #1

_____ ft.
Side #2

_____ ft.
Rear

Initials

_____ ft.
Front

_____ ft.
Side #1

_____ ft.
Side #2

_____ ft.
Rear

Initials

[p. 4, II, D, 3, (a,b,c)] The principal residence, including attached garages, shall be placed no closer to property lines than a minimum of a. 25' from the designated front property line, b. 15' from each side property line, c. 20' from the designated rear property line. The points of measurement from these limitations will include any and all attached improvements such as decks, porches, etc.; plus roof overhangs or other features (excluding fences) that extend beyond the walls of the residence or any other structures located on the property. Requirements for structures other than the residence will be the same as those indicated in Chaffee Country zoning regulations

5. Height

_____ ft.

Initials

_____ ft.

Initials

[p. 5, II, D, 4] Without the prior written approval of the Board, no point on the roof of any building, or on any other structural component extending above the roofline thereon, shall exceed a height of thirty-three (33) feet as measured directly above the lowest point on the building as indicated on all of the elevations shown on proposed plans.

6. Foundations

Initials

Initials

[p. 5, II, D, 5] Foundations shall not protrude more than three (3) feet above the adjoining grade without written Board approval. Exposed concrete masonry shall be covered with natural or simulated stone, or painted or textured to match or contrast harmoniously with the color of the dwelling's siding. Foundation coverings and colors must have Board approval.

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7. Garages

Initials

Initials

[p.5, II, D, 6] A garage may be built as part of, or separate from, a dwelling but must be of the same architectural style. A sleeping area and bathroom facilities for use by family member and guests may be included in a detached garage, Construction or alterations providing for such usage must meet pertinent building code requirements.

8. Chimneys

Initials

Initials

{p. 6, II, E, 2} Exterior surfaces of fireplace chimneys must be covered with natural or simulated stone, or a material that blends with the rest of the dwelling. (The Board may waive this requirement if a fireplace is gas-fueled.)

9. Sanitary Facilities:

Initials

Initials

[p. 8, II, F, 2] Each dwelling shall have at least one properly functioning bathroom including a commode, lavatory and shower or tub. [p. 8, II, F, 3, 4] A cleanout access must be installed outside the foundation of each dwelling. A residence connected to the central sewer system is REQUIRED to have a check valve in place to prevent backups.

10. Parking:

Initials

Initials

[p. 6, II, E, 6] Space shall be provided at each dwelling for the parking of at least three (3) vehicles.

END OF PROPOSED CONSTRUCTION COMPLIANCE SECTION

Reminder to owners: [p. 5, II, D, 7] Starting with the initial preparatory excavation, exterior work on all structures, including grading and removal of construction debris, must be completed with one year. For additional information regarding this and other provisions, see the Trail West Association’s Declaration of Restrictions and Protective Covenants.

BOARD DETERMINATION / COMMITTEE RECOMMENDATION

11. Structure Location:

[p. 3, II, A] If the Directors conclude that planned construction seems to indicate unwise usage of natural terrain or location relative to existing homes, the Board may recommend modifications or deny approval.

 Initials if recommending approval of
 location

12. Driveways:

[p. 7, II, E, 8] Plans for the alignment, location and surfacing materials of driveways require the prior written approval of the Board. (Owner – see maintenance responsibilities)

 Initials if recommending approval

BOARD DETERMINATION

13. Siding Materials

[p. 6, II, E, 3] Board approval required.

14. Roofing Materials:

[p. 6, II, E, 4] Board approval required.

15. Exterior Coloration:

[p. 3, II, A] Board approval required.

16. Utility Lines:

[p. 6, II, E, 7] When feasible, utility lines, including water, sewer, propane, natural gas, telephone, cable TV and any and all other utilities for new residences shall be buried.

17. Other Improvements:

[p. 4, II, C] No fences, walls (other than rock retaining walls), solar panels, buildings, lawn decoration, or other improvements may be placed on any lot, dwelling, or garage without prior written Board approval. For additional information regarding fencing see [p. 9, II, I, 4].

18. Satellite Receiving Dishes:

[p. 8, II, G, 1] Installation of satellite dishes exceeding twenty-four (24) inches in diameter requires prior written Board approval.

19. Amateur Radio Masts:

[p. 9, II, G, 2] Masts and antennas require prior written Board approval. See requirements.

20. Tap Fees:

[p. 7, II, F, 1, b, (2)] and [p. 8, II, F, 2] TWA office – indicate payment and date thereof and then initial.

Water: \$ _____ _____ Sewer: \$ _____ _____
 Amount and date Initial Amount and date Initial

Owner: I acknowledge requirements set forth in Items 1-20 above and am willing to comply with Board decisions relating to any and all items that are applicable to my proposal(s).

Signed: _____

Date: _____

Signed: _____

Date: _____