

# CONSTRUCTION AGREEMENT

## Arrowhead Improvements Association Design Review Committee

### Permits and approvals

1. A property owner must obtain a construction permit, issued by the Design Review Committee, before a building permit can be issued by Gunnison County. The fee for a construction permit for a house or house with garage built concurrently is \$250, for a garage (after initial construction), \$100 and \$50 for a deck, shed, R V pad or any other exterior modification. Plans must be complete and have engineer stamp, if necessary, before they will be considered. Samples of all exterior and roof colors must also be provided
2. Any changes to the original approved plans must be submitted for Design Review approval before the changes can be made. An amended permit must be obtained from Gunnison County.
3. The committee must approve the location of driveway and lot survey before a driveway permit can be issued. The fee for a driveway permit is \$75. For an existing drive, the fee will be waived.
4. A utility permit must be obtained before installation of any utilities. It is recommended that water, electricity and telephone be placed at the same time to minimize disturbance to the ground. There is a one-time fee of \$250 for a utility permit.
5. Reclamation Permit or waiver must be provided to Design Review before construction begins.

### Center pin/Lot survey

1. The Committee will issue a lot survey/location permit based on the location of the center pin. In issuing this permit, the Design Review Committee relies on the accuracy of the center pin as marked on the property by a rebar with lot, block and filing.
2. The property owner assumes responsibility for accuracy of the location of the center pin.
3. If there is a question of location, a professional surveyor must be used to determine accuracy of the center pin, The Design Review Committee and Arrowhead Improvements Association, Inc., are not responsible for any errors in the location of the center pin.

### Tree removal

1. No living tree in excess of two inches in diameter shall be removed without permission of the committee, or in accordance with the defensible space/mitigation plan.
2. The property owner is responsible for removing, to an approved disposal location, all trees, stumps, limbs and associated debris produced by building, driveway or utility construction.
3. Removal of this slash/debris should be completed by November 15 or road closing each year.

### Construction time limits

1. The construction permit is valid for three years. The building must be "dried in" with all exterior work completed within three years. If the exterior work is not completed in three years (due to extenuating circumstances, approved by DRC) the property owner must apply for a one-year extension or the board may levy fines.
2. A driveway permit is valid for two years. If the driveway is not completed within two years, the property owner must apply for a one-year extension.
3. A final driveway permit is necessary to obtain a Certificate of Occupancy from Gunnison County

**Construction equipment**

1. Construction vehicles including but not limited to front end loaders, bulldozers, dump trucks, back-hoes, compressors, trailers and related equipment, will not be allowed to be parked on building site or lot except during active on-site construction.
2. Construction vehicles are not allowed on Arrowhead roads when the roads are closed for the winter.

**Other**

1. Construction signs must comply with the requirements of the Arrowhead sign regulation. The sign must be no larger than 1' x 2' or 19" in diameter. The construction sign must be replaced by a permanent sign at the end of construction and comply with sign regulations.
2. Any utility cuts must be restored to their original state by November 15 or road closing.
3. Gunnison county will inspect the for land reclamation.

**Contractor Responsibilities**

1. Provide trash containers and ensure proper removal of both construction debris and personal trash.
2. Provide portable toilet facilities for construction workers.
3. Provide Arrowhead vehicle passes (available from Security) for contractor and sub contractor vehicles.
4. Restore filing roads to original or better condition when utility cuts are made.
5. Ensure that all construction workers abide by posted speed limits.
6. Ensure that dogs belonging to construction workers are leashed or under control on the construction site at all times.
7. Ensure that all sub-contractors abide by Arrowhead Volunteer Fire Department fire safety regulations

Owner and contractor agree to abide by the terms of the Construction agreement and recognize that fines may be assessed for non-compliance.

Construction Address \_\_\_\_\_ Lot \_\_\_ Block \_\_\_ Filing \_\_\_\_\_

**The property owner agrees to allow Design Review committee members to visit the property periodically for construction inspections.**

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Contractor  
Contractor address:

\_\_\_\_\_  
Owner  
Permanent address:

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Phone                      e-mail

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Phone                      e-mail

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Design Review Manager

\_\_\_\_\_  
Date

