

**Arrowhead Improvements Association  
Design Review Committee  
P.O. Box 89  
Montrose, CO 81402**

## Information for property owners planning to improve or build on their lot.

Information reprinted from AIA Regulations – Complete information is available in the Regulations. Covenants and Regulations are posted at the Arrowhead web site.

[www.arrowhead1.org](http://www.arrowhead1.org)

### **Fees**

(2.) All applications for Committee action shall be accompanied by a non-refundable application fee of two hundred and fifty dollars (\$250.00) for a single-family home, one hundred dollars (\$100.00) for a detached garage, and fifty dollars (\$50.00) for a shed, deck, or other exterior modifications. If a house and garage/deck are built concurrently, only one fee of two hundred and fifty dollars (\$250) is required.

### **PLANS** (Amended 7-21-07)

Owners who anticipate constructing new buildings, any structure, or making construction improvements including any changes which will alter the appearance or dimensions of an existing structure, must first submit one (1) complete set of plans for construction, alterations, and/or improvements to the Committee for approval prior to the time any construction, clearing of live trees, or excavation is commenced. The request for approval by the Committee shall have attached the following documents:

(1.) A plot plan showing the location of any improvement, including but not limited to any building or structure or improvement. Said plot plan will identify the Lot, Block, and Filing of site where construction is anticipated.

(2.) One complete set of architectural plans and specifications for such building, structure, or addition. Such plans shall be as complete as possible with all dimensions noted and shall include a sketch of the building on the lot and exterior presentations of the building.

(3.) Descriptions of exterior materials for walls and roof and color schemes for building plans need to be presented. The exterior of buildings must be logs, natural wood siding, or a cement fireproof material that has all appearances of a natural wood product as approved by the Design Review Committee. Stone may be used around foundation and stem walls. Roof surfaces will be constructed of steel. Both roofs and exterior walls will be of a color that harmonizes with the local environment and receives approval by the Committee.

(4.) Contractor's name, address, and telephone number must be submitted. Plans will not be accepted if the contractor is in violation of the Design Regulations.

(5) A defensible space plan prepared or approved by the Arrowhead Forest Manager with actions necessary to remove flammable materials. The owner must complete the action plan within one year.

(6.) Changes in building plans, which would result in construction differing from original plans with regard to the specifications set forth in these Design Regulations shall be resubmitted to the Committee for re-approval.

(7.) The Committee will visit and inspect the building during construction until completion.

(8.) A building must be dried-in within three (3) years of approval. The term "dried- in" means that all exterior surfaces are completely finished. (i.e.: foundation, floor, framing, windows, doors, siding, roofing, decks, steps, etc.)

## **SIGNS** (Amended 8-19-06)

Regulations allow an individual identification sign in character with the area to identify the site owner, road, and street number. One of the purposes of the Design Regulation is to maintain the natural beauty, natural growth, and native setting and surroundings of Arrowhead. The growth at Arrowhead has led to the erection of numerous new signs and the obvious need for additional guidelines on signs. Additionally, the fire department has recommended additional signage so that emergency responders can easily find sites.

### **REQUIRED:**

1. A sign on common ground at the entrance to each driveway.
2. Be visible from the filing road.
3. Not to exceed two (2) square feet or nineteen (19) inches in diameter.
4. Contains the street number.
5. Be high enough to be seen over the snow.

### **RECOMMENDED:**

1. Contain the owner's name and street.
2. Be placed on a post and not a tree.
3. On common driveways, owners work together to coordinate signs.

Additionally, owners may place a sign on their lot as long as it is in character with the surrounding area and does not advertise a product or service

The new Sign Regulation would be effective immediately, but not enforced until September 1, 2006.

No signs and advertising structures shall be erected, constructed, or maintained on any site, except for an individual identification sign in character with the area to identify the site owner. Road and street numbers shall be a part of such individual signs. However, political signs no larger than two square feet may be placed on private property no more than four weeks before an election, to be removed within one week after the election.

## **TREES** (Amended 8-19-06)

### Mitigation/Defensible space

No living trees shall be cut down on any site without the prior approval of the Association, which may grant such approval through the Committee. A living tree shall be defined as a tree in excess of two (2) inches in trunk diameter. A Defensible Space/Mitigation Plan will be prepared by the Arrowhead Volunteer Fire Department, Forest Manager or Design Review for the purpose of fire mitigation. The defensible space/ mitigation plans will be developed for lots upon driveway walk in, new construction or ownership change. Trees may be removed in compliance with a defensible space plan prepared or approved by the design review committee.

## **DRIVEWAYS AND LOT EVALUATION** (Amended 7-21-07)

Driveway design and layout is subject to review by the Committee, to minimize costs for installation of driveways or connection to utilities located along them, to minimize the number of trees that need to be removed, to permit a width that will allow passage of emergency vehicles, to allow for shared driveways where feasible and appropriate, to assure that the driveway is in character with the area, and to assure that a culvert is installed by owner, if necessary, to prevent erosion of filing roads. A fee of seventy-five dollars (\$75.00) will be charged to the owner for this service. Under no conditions will live trees be removed or a driveway into a site commenced without prior approval of the Committee.

The following driveway standards are consistent with the driveway standards established by Gunnison County for Arrowhead. Therefore, variances from these standards must be approved by both the Board and Gunnison County.

1. All drive ways shall have a minimum surface width of fourteen (14) feet at the edge of filing road, and taper to a minimum surface width of twelve (12) feet at a distance of six (6) feet from the edge of the filing road, and maintain this surface width to the end of the driveway. Additionally, on any driveway curve over forty-five (45) degrees, bordering trees should be at least fourteen (14) feet apart. Additional clearing may be required by the Committee to facilitate emergency vehicle access.
2. Since most of the surface is rock and it is generally dry when the roads are open, driveway surfaces may be of native material as long as they are sufficiently smooth to accommodate a two (2) wheel drive car. If a driveway passes through a boggy area, gravel will be required.
3. The maximum grades for driveways shall be fifteen (15) percent.
4. The horizontal axis of an approach to a filing road shall be at a right angle (90 degrees) to the centerline of the roadway where possible. An angle between ninety (90) and forty-five (45) degrees shall be permitted if it can be shown that physical constraints exist that require an approach angle of less than ninety (90) degrees.  
Curved driveways will often be required to move from common land to private lots.
5. No more than one driveway approach from a filing road shall be allowed on any lot.
6. Driveways that end at a lot shall have a loop design or a "Y" or "T" turnaround adequate to accommodate emergency service vehicles. Turnarounds shall be a minimum of twenty (20) feet from any flammable structure.
7. No overhead entry structures are allowed.
8. Common driveways on common areas owned by AIA are encouraged. There is no limitation on the number of lots served by a common driveway.

9. A driveway is defined as a private vehicular access for the exclusive use of the owner-occupants and their guests, and is not considered a road or highway.

10. Once the Committee approves the driveway plan, the owner has two (2) years to complete construction of the driveway, or the approval is void and the owner must reapply.

11. Upon completion of driveway construction, the owner should contact the Committee, so that a final inspection can be completed. Upon final approval, the Committee will provide written documentation of approval for submission to the Gunnison County Building Inspector at the framing inspection.

Every road address should reflect the filing road used to access the property. Property address numbers should be in sequence with the surrounding address numbers on the same filing road. When necessary, existing addresses will be changed by the design review committee. As part of the evaluation, a defensible space plan will be prepared with actions necessary to remove flammable materials. The owner must complete the action plan within one year.

### **UTILITIES**

All utility lines must be placed underground. Individual site owners are responsible for connecting to such services in accordance with the provider's requirements. During construction, temporary electrical stanchions may be used, but upon completion of construction, electrical lines must be buried underground and said stanchions removed. A one-time fee of \$250.00 is required for a utility permit

### **SEPTIC SYSTEMS**

Septic systems serving each site shall be installed after owner has obtained a permit issued by Gunnison County. Such systems shall be maintained in good operating order by the owner and operated in accordance with all applicable rules and regulations of Gunnison County and the Colorado Department of Health. Each individual site must utilize its own septic system, which must be totally located within the property boundaries, solely for that site. It is not permissible to attach to a septic system installed on any other site. Septic system permits must be kept by each property owner as a permanent record