

## ACC REQUEST FORM

### MICHIGAN HILL OWNERS ASSOCIATION DESIGN REGULATIONS AND GUIDELINES EFFECTIVE AUGUST 15, 2020

#### A. OBJECTIVES OF DESIGN REGULATIONS AND GUIDELINES

These design regulations are intended to create guidelines to preserve the natural beauty of Michigan Hill and its setting, to maintain Michigan Hill as a pleasant and desirable environment, to establish and to promote a conscious quality of design for the community and to protect and to promote property values and encourage good fire mitigation practices. All construction within Michigan Hill shall be reviewed by the Architectural Control Committee ("ACC"), which shall use these regulations and guidelines to assure that the appearance of all construction conforms to the standards required by the Covenants. **The ACC Request Form (see below) shall be submitted to the ACC for review and approval of ALL construction, prior to commencement of any construction.** The ACC will use these regulations and guidelines to implement the requirements of the Covenants in a manner which provides direction while allowing for individual creativity and variety consistent with the natural environment, with the goal of assuring an interesting and pleasing residential mountain community.

#### B. DESIGN THEME

The major design themes for Michigan Hill require the following: (1) structures must be residential, not agricultural, industrial or commercial; (2) structures should have a rustic, rural, western mountain character; (3) buildings must be located on the lot in a way which complements the natural landscape; and (4) the overall plan and landscaping should blend into the natural setting to the greatest extent possible.

#### C. SITE LOCATION

When determining the location of buildings upon their sites, the character of each individual site should play a large part in shaping the building's style and orientation, while also taking into account adjacent building sites and views.

#### D. ARCHITECTURE

The materials used in the individual homes should be appropriate to the individual building design and also have a very close association to each individual lot's topography and vegetation. Flat open sites with little or no trees should have buildings with a close connection to the ground. They should not hover over the ground on stilts as may be done on steep or wooded sites. Colors and materials used in the buildings should be very natural and take from examples that can be seen in the native landscape. Exterior walls and trim must be constructed or finished with ruff cut lumber, natural logs or log siding, stone, stucco, fiber cement siding or a steel metal siding that has the appearance and texture of either logs, stone, stucco or ruff cut lumber. Earth colors are required. If metal roofing is used, it shall be an earth tone in a shade of green, brown, dark red, or blue. Other types of roof materials should also be earth colored. In general, the emphasis of the architectural style shall be that of a rustic, textured feeling which from a distance blends in with the general natural landscape.

Outbuildings, such as garages, workshops, and storage sheds, must comply with these

## ACC REQUEST FORM

same standards and must be proportionate in size to the size of the residence. Exceptions in regards to the exterior materials used may be made by the ACC to allow home owners to use materials that match the exterior of a previously constructed and ACC approved house, Any building not designed to withstand the snow and wind loads recommended by Park County are not allowed.

### E. LANDSCAPING AND DRIVEWAYS

Landscaping is another important consideration when building upon the lots of Michigan Hill. The general philosophy should be to try to maintain the natural topography of the land and native vegetation as much as possible. When grading for roads and driveways, the slope of the land should be an important factor in determining their layout. Roads should run perpendicular to the direction of the slope as much as possible to limit erosion on steep hills which are hard to maneuver in bad weather. Roads which curve around natural elements are more pleasing and are also not as noticeable.

Fences are an important landscape element. Perimeter or boundary fences enclosing entire lots are not allowed. Fences for household pet enclosures and fences to mark driveways are allowed. Allowed fences shall be constructed of natural materials such as wood and should have a rustic western mountain flavor. In addition, household pet enclosures may use wire as needed to contain the pet(s), but the use of wire should be as minimal as possible. Split-rail or buck-rail logs are examples of acceptable materials for allowed fences. Stockade fences and fences built of steel T posts and wire are not allowed. Fences should be placed in a manner which minimizes interference with the free access of wildlife across the Hill.

When clearing the land for drives and structures, owners are encouraged to comply with current fire mitigation techniques and practices. Any new vegetation which may be planted must be capable of sustaining life without irrigation. State law precludes the use of well-water for outside irrigation. Violations of these laws can impact and endanger the validity of all well permits on the Hill.

### F. ALTERNATIVE ENERGY SOURCES

Structures designed to provide alternative energy sources must also be approved by the ACC. All such structures must be sized appropriately and located in an inconspicuous place considering the individual lot and the structures on it. However, the ACC shall not require restrictions that significantly increases the cost of the device, or significantly decreases its performance or efficiency. The ACC may, however, impose reasonable restrictions on the installation and use of wind-electric generators to reduce interference with the use and enjoyment by residents of property situated near wind-electric generators as a result of the sound associated with the wind-electric generators. Interference with the use and enjoyment of property by residents for the purpose of determining whether a restriction is reasonable shall be determined as a part of the architectural review process and shall include consideration of input by the individuals requesting approval from the owners to install a wind-electric generator. The alternative energy source must be owned by the land owner and may not be leased or owned by other persons, entities, or commercial entities. The ACC shall also be permitted to adopt bona fide safety requirements, required by an applicable building code or recognized electrical safety standard, for the protection of persons or property.

## **ACC REQUEST FORM**

### **G. USE OF DESIGN REGULATIONS**

Each individual building project upon Michigan Hill will have to be reviewed in the context of its own particular topography. The purpose of these design regulations is to provide general direction and clarification of the requirements set forth in the Declaration of Covenants.

When preparing a building application, owners must provide copies of building plans or drawings, adequate site plans, floor plans, and elevations. The application should also address the location of the building, important architectural features, landscaping, and alternative energy structures if any. The ACC and the Board have developed application forms which specify what is required. All applications must be submitted using the forms developed by the ACC and the Board.

**ACC REQUEST FORM**

MICHIGAN HILL OWNERS' ASSOCIATION

**Architectural  
Submittal  
Form**

| FOR ACC USE ONLY                                    |
|---|
| Date Mailed or Delivered____ / ____ / ____<br>_____ |
| Response Date (30 days)____ / ____ / ____<br>_____  |

**Return to:**

MHOA  
ACC Committee  
P.O. Box 123 Jefferson, CO 80456

Name\_\_\_\_\_ Home Phone\_\_\_\_\_

Address\_\_\_\_\_ Business Phone\_\_\_\_\_

Property Address\_\_\_\_\_ Filing #\_\_\_\_\_ Lot\_\_\_\_\_

Mailing Address (if different) \_\_\_\_\_

M. ail Address \_\_\_\_\_

In accordance with the Michigan Hill Owners= Association Covenants, we are submitting to you for review the following: (Check appropriate boxes):

1. Describe and/or indicate type of proposed project: (Check applicable statements below)
  - House construction - provide copies of plans, sketch showing location on Lot, specify dimensions including height, colors and materials.
  - Garage, shed or outbuilding construction - provide copies of plans, sketch showing location on Lot, specify dimensions including height, colors and materials.
  - Decks - indicate raised desks, materials used and colors, location of any equipment with screening details, height of decks, etc.
  - Fence construction/modifications - specify purpose, materials, and provide location sketch showing fenced area to scale on the lot.
  - Other

**ACC REQUEST FORM**

2. Attach site plan showing location, set back measurements for front, side and rear of lot.2.Attach Construction Drawings (picture or sketch may suffice)

Specify Color and Type of Building Materials:

Roof – Material: \_\_\_\_\_ Color: \_\_\_\_\_

Exterior Walls – Material \_\_\_\_\_ Color: \_\_\_\_\_

Trim – Material: \_\_\_\_\_ Color: \_\_\_\_\_

Deck – Material: \_\_\_\_\_ Color: \_\_\_\_\_

Fence – Material: \_\_\_\_\_ Color: \_\_\_\_\_

3. Estimated completion date for project is \_\_\_\_\_.

4. Applicant is aware that he/she will be notified if additional information is needed. Any application will automatically be disapproved at the end of 30 days from the application submittal date if the specified information is not received.

5. Applicant is aware that building permits may be required by Park County for construction and that these permits have to be obtained prior to the commencement of construction. Please call the Park County Building Department for their current regulations.

6. Applicant is aware that the Lots in the Subdivision have not been engineered or graded. Any changes to the current drainage patterns could cause damage to their residence and/or adjacent residences, structures, or drives. By approving the application, MHOA Architectural Control Committee does not accept responsibility for any damages which may result.

Owners' Signature(s) \_\_\_\_\_

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