

Game Trail Association



CONSOLIDATED ARCHITECTURAL CONTROL POLICIES



AUG 2023

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A. INTRODUCTION

The purpose of the Architectural Control Policies (ACP) is to preserve the unique beauty of Game Trail's natural mountain environment and enhance the future value of owners' properties by documenting architectural and construction standards contained in the collective Game Trail Bylaws, Covenants, Rules, Regulations, Policies, and Guidelines. These documents can be accessed on the Game Trail Association (GTA) website at www.gametrailassn.org. The (ACP) and construction applications are also available on the website.

The Game Trail Bylaws establish an Architectural Control Committee (ACC) to manage the architectural policies. The (ACC)'s charter states: "The purpose of the Architectural Control Committee is to inform owners about the Architectural Control Policy, to assist with the application process, and to administer the written policy in an equitable manner."

The following (ACP) statements supplement and further explain the provisions of the Covenants with respect to all filings. Any Eagle's Ridge specific policies applying to Filings 12, 13, and 14 are incorporated in this document and are noted within the applicable sections, as are any specific policies applying to horse properties and wildlife conservation easements in Filings 3, 11, 15, 16 and 17, and any Cougar Ridge specific policies applying to Filing 18 Cougar Ridge.

The (ACP) will remain in effect until superseded by a formal update or revision. In addition, the policies contained in the (ACP) apply to all phases of new home and additions construction and repairs; and to existing homes, lots, additions, and other structures in Game Trail. If a provision of this document or its defined processes is or becomes illegal, invalid or unenforceable in any jurisdiction, that shall not affect the validity or enforceability of any other provision or process contained in this document.

KEY PRINCIPLES OF THE (ACP)

1. Game Trail is a large and diverse community. The environment ranges from open meadow where houses are seen against a backdrop of grass and earth to partially or heavily forested lots where houses will be seen against the browns and dark greens of the trees. One way to preserve this beauty is by keeping houses as unobtrusive as possible. Houses should fit in with their sites rather than stand out so that when they are viewed from a distance, the overall impression of the community should be of a natural mountain landscape and not a subdivision. This can be accomplished by limiting both the colors and the height of all structures.
2. All houses in Game Trail are single family dwellings. No multi-family dwelling construction or Accessory Dwelling Units (ADU) are allowed.
3. The plans, including planned location, for all proposed structures including houses, garages, walls, fences, driveways or other intended structures of any kind, as well as any exterior changes, must be approved in writing by (GTA) before commencement of site alteration or construction. (GTA) has delegated this responsibility to the (ACC).
4. Please be aware that new (GTA) Rules and Regulations are adopted periodically and existing (GTA) (R&R) are likewise modified or updated from time to time. Owners should review all (GTA) (R&R) as well as any amendments or supplements to the (ACP) to ensure they are in compliance with any and all requirements when submitting an application and before beginning construction.
5. The (ACP) covers construction rules. There is a separate document available on the website called "Tips for Building in Game Trail" that includes advice and experience-based suggestions.

6. The actual house permitting and construction is under the jurisdiction of the Chaffee County Building Department. This document does not negate any Chaffee County Building Department requirements.

Since this document cannot cover every potential situation or contingency, final authority rests with the Game Trail Board of Directors (BOD). Owners requesting a variance to the (ACP) may do so in writing to the (ACC) chair. The (ACC) chair will forward the request, with (ACC) input, to the BOD for their consideration. The BOD may solicit input from neighbors affected by the variance before issuing a decision.

B. APPROVAL PROCEDURE FOR NEW CONSTRUCTION, ADDITIONS, & EXTERIOR MAINTENANCE

- 1. ADVANCED PLANNING:** The (ACC) encourages an initial conference with an (ACC) member early in the conceptual stage, even before site, builder, or house design have been selected. Ideally, this meeting should be held on site to answer questions, discuss possible structure placement, and facilitate a smooth application process.
- 2. SOIL EVALUATION TESTS:** Prior to conducting soil evaluation tests, (commonly understood as percolation tests) the owner must contact the (ACC) chairperson, describe the location of the test and any involved tree removal and unusual excavation. Any site alteration needed for access or testing should be as minimally evasive as possible. All soil evaluation test holes must be safely barricaded after excavation or filled after test completion.
- 3. NEW CONSTRUCTION APPLICATION:** Prior to any site alteration, tree removal, excavation, or construction, the owner must submit to the chair of the (ACC) the following:
 - a. A completed New House Construction application.
 - b. A site plan drawn to scale giving all the information specified in the application.
 - c. One set of complete dimensioned building plans (hardcopy and digital) to include:
 - 1) floor plans.
 - 2) all 4 exterior elevations drawn to scale showing both the original and finished grades.
 - 3) foundation plan showing the footings and stem walls against the original grade.
 - d. Exterior color and material samples.
 - e. Building contractor information.
 - f. Other information as required on the application (e.g., walls, fences, tanks, equipment, lighting, tree removal, etc.).
 - g. Required application fee of \$100 made payable to Game Trail Association, Inc. This fee must be paid prior to any (ACC) approval.
 - h. Leach field properly identified and dimensioned on the site plan.
 - i. A site preservation plan.
- 4. ADDITIONS APPLICATION (GARAGES, NEW DECKS, DOG RUNS, ETC):** All new structures or significant changes to the exterior of existing structures require an (ACC) Additions application and written approval prior to construction. This includes but is not limited to: additions, dog runs, patios, garages, new color of exterior paint and stain, original driveways and decks, new roofing material or color, stucco or new stucco color, playscapes, fencing on Filing 3 properties, etc. An application fee of \$50 is required.

5. **EXTERIOR MAINTENANCE & REPAIRS:** (ACC) approval is not necessary for repairs and maintenance to paint, stain, decks, garage doors, windows, etc. if the colors and materials are the same as previously approved. (ACC) approval is not needed to pave an original footprint of a previously approved driveway with recycled black asphalt, black asphalt, or natural un-tinted concrete.
6. **REVIEW PROCEDURE:** The application, plans, and site will be reviewed by the (ACC). Every effort will be made to do so within two weeks after receipt of the application including the application fee. Game Trail Covenants allow for up to 60 days for (ACC) approval. During the review process, the owner will be advised of any questions or further requirements. Upon approval of the application and plans, the (ACC) will inform the owner by letter or email.

NO SITE ALTERATION, TREE REMOVAL, CONSTRUCTION, PLACEMENT OF CONSTRUCTION TRAILERS, LOT IMPROVEMENTS, OR STAGING OF MATERIALS MAY OCCUR UNTIL RECEIPT OF THE (ACC) APPROVAL LETTER.

C. BUILDING GUIDELINES AND REQUIREMENTS

1. SITE PLACEMENT AND APPROVAL:

- a. Per the Covenants, the proposed location of any structure on the owner's lot must be approved by the (ACC) as an important part of the review process. The Covenants state that the site placement should take into consideration such factors as "the natural topography, grade and finished ground elevation of the structure to that of neighboring structures, and natural features of the property."
 - 1) Location on the site should be respectful of neighbors' privacy.
 - 2) Structures should be designed to follow the contours of the site, to avoid large areas of cut and fill or large earth platforms that serve as a building base and to minimize site disturbance.
 - 3) Locations that are close to neighbor boundaries, "perched" or "stuck on" to the site, substantially above grade with a large amount of exposed foundation or basement wall are unacceptable.
- b. The minimum setback for structures including septic systems, wind generators, and solar panels and excluding driveways is governed by several agencies in addition to GTA. Owners should familiarize themselves with the Chaffee County minimum setbacks per County code, the typical utility easement shown on the GT recorded plats as well as the ACP established setbacks. ACP requires a 40-foot minimum setback from all boundaries on lots of four acres and less and 100 feet on lots greater than four acres. Setbacks in the Cougar Ridge lots will be as follows: 40 feet from County Road 365 (north side), 40 feet from the east and west ends, and 20 feet from the south boundary of the lot. Before approval, the ACC will send one or more of its members to the site to view the proposed location of structures, driveway, septic tank and leach field, utilities, and site preservation fencing.
- c. In a case where the house plan is dependent on a particular intended site, the owner is urged to seek advance approval of the site location before the house is designed. If, due to the size, topography, and/or significant tree removal, the location of any structure cannot be feasibly accomplished without encroaching on the setback, the owner can make a

written request to the (ACC) chair for a variance succinctly stating the need for the variance. The (ACC) chair will forward the request, with (ACC) input, to the BOD for their consideration. The BOD may solicit input from affected neighbors before issuing a decision.

2. FLOOR AREA:

- a. **NON-EAGLES RIDGE, INCLUDING COUGAR RIDGE, FILINGS:** The minimum area of living space of any single-family dwelling, exclusive of porches and garages, shall not be less than one thousand (1,000) square feet. The main floor area, exclusive of porches and garages, of any dwelling of two (2) or more floors shall contain a minimum of eight hundred (800) square feet unless otherwise approved in writing by the (ACC).
- b. **EAGLES RIDGE (Filings 12, 13, 14):** The minimum area of any single dwelling, exclusive of porches and garages, built in Eagles Ridge shall not be less than one thousand eight hundred (1,800) square feet. The main floor area, exclusive of porches and garages, of any dwelling of two (2) or more floors shall contain a minimum of one thousand four hundred (1,400) square feet, unless otherwise approved in writing by the (ACC). A garage is required. Garage spaces appropriate to the number of vehicles must be included in the design plan.

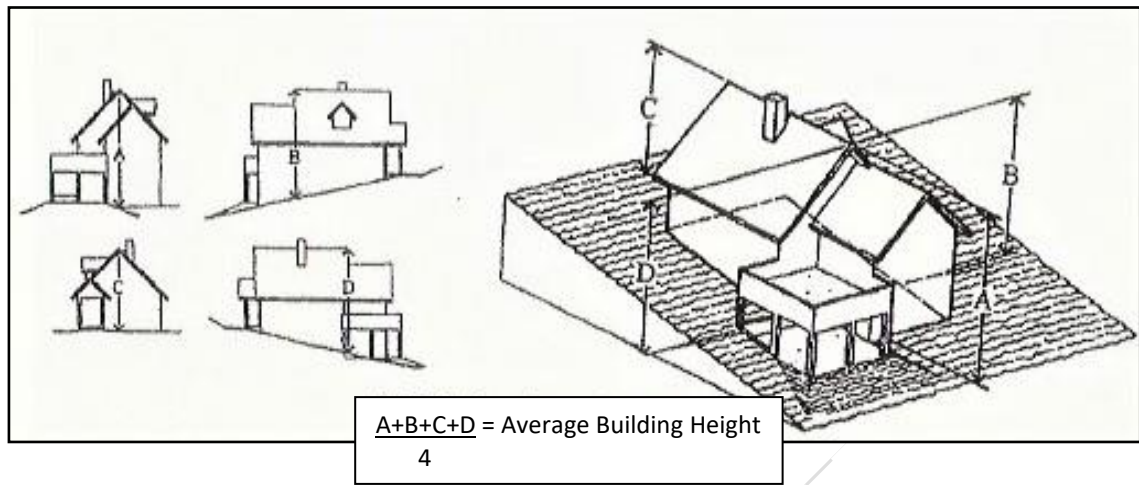
3. STRUCTURE HEIGHT

Structures should have an unobtrusive profile, appearing to grow out of the landscape, with a building height that relates to the site and follows the slope of the terrain.

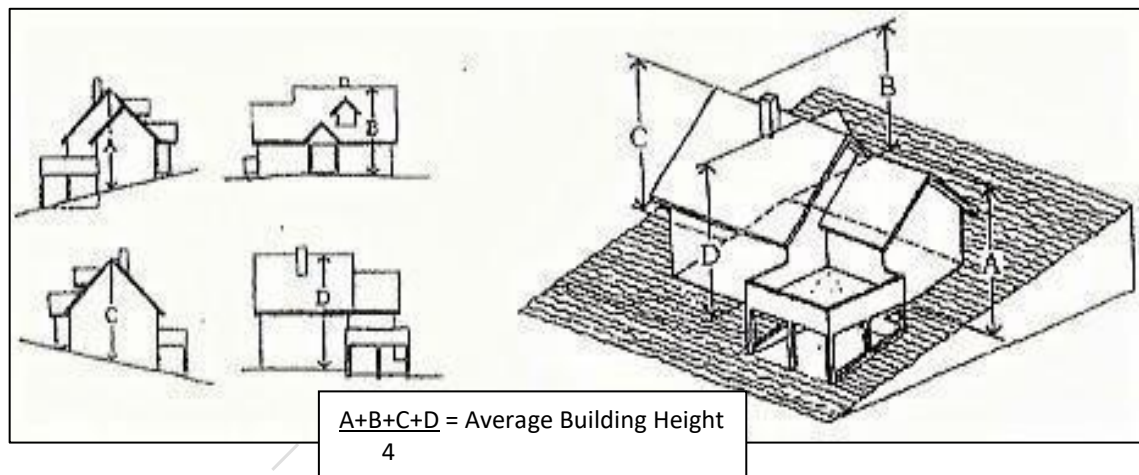
- a. The Maximum Continuous Wall Height is 24 feet above the finished grade.
- b. The Maximum Average Building Height is 28 feet above the original grade.
Note: A 28-foot building height allows a two-story house, even on a meadow site, and with some design limitations, a two-story house with a walkout basement on an exposed hillside site, providing reasonable flexibility while preventing houses from dominating the landscape. The 24-foot exterior wall height limitation precludes tall, monolithic walls and poorly designed two story “box” houses. On a heavily treed site, or one where only one elevation is visible from a single road, flexibility may be allowed provided the house is not taller than the trees that screen it.
- c. Maximum Continuous Wall Height: The measurement of maximum wall height is that of any continuous vertical wall surface that is unbroken by an integral element of the architectural design. It is measured from the highest point on the wall to the finished grade directly below. Some examples of “integral elements” are an intersection of a roofline, a window, a door, a trim band, or a change in materials (e.g., stone to siding).
- d. Average Building Height: The of average maximum building height is determined by measuring each elevation from the highest point of the roof to the original grade directly below and averaging the totals.
- e. Calculating Average Building Height: Using drawn-to-scale exterior elevations showing original grade (existing natural land before excavation), find the highest point of the roof on each of four elevations, and measure down to the original grade directly below. For example, on the two end walls measure from the roof peak straight down to the original grade below. On the two walls parallel with the roof ridge, measure down from that point on the roof ridge which is above the lowest point of original grade. Then add the four measurements and divide by four.

f. Examples:

Bad design (below): Roof ridge runs perpendicular to the slope. A long building quickly exceeds the height limit. The building may have to be pushed down into the existing site by excavating the hillside.



Good design (below): Roof ridge runs parallel to the slope.



4. EXTERIOR DESIGN, MATERIALS AND COLORS:

Regarding home design, the Covenants state: "It shall be the intent that the exterior design and color scheme of any structure shall be in keeping with the rustic mountain character of the property." accordingly, house designs should use natural materials and colors in our mountain environment and should be in harmony with the natural features of the land and with the other structures in Game Trail.

- a. **Firewise Resistant Construction:** Living in the Wildland Urban Interface (WUI), owners need to accept that they can't control wildfire, but they can construct and maintain their homes to reduce risk and lessen catastrophic loss. The Colorado State Forest Service (CSFS) guidebook "[FireWise Construction: Site Design & Building Materials](#)" is a tremendous resource for homebuilders covering topics like site location, building design, and building materials. We highly recommend that owners read this guidebook and follow its advice where feasible. The guidebook is also available on the Game Trail and [CSFS](#) websites.

b. Design

- 1) Only site-built houses are allowed. No trailer or mobile homes and no manufactured or modular houses are permitted. Pre-engineered houses that are custom-fabricated off site, then assembled onsite (such as log and timber-framed houses) may be permitted on a case-by-case basis. In all cases, off-site fabricated houses will be clearly identified on the New Construction or Additions application.
- 2) The house design should have an unobtrusive profile that follows the contours of the site, with complex or varied roof lines. Where a house may be seen from all sides, all four elevations should have as much aesthetic and visual interest as the front elevation.
- 3) Unacceptable designs are those that are boxy, block-like shapes without detail or projections, large expanses of flat wall, flat or low-pitched roofs.

c. Colors of Exterior Surfaces

- 1) Colors should be subdued, earth tone colors, matte finishes, i.e., colors that blend in with the natural landscape against which they will be seen both close up and from a distance. These colors obviously vary between forested and meadow lots.
- 2) It should be noted that many homes have been built in Game Trail since its beginning. Some of the early homes are in colors that are no longer approvable. Therefore, do not assume that the color of an existing home will be approved.

d. Siding

- 1) Siding should be wood, log construction, natural or high-quality synthetic stone, matte finish metal, or stucco. High-quality cement fiber board that has the appearance of natural wood siding and high-quality engineered wood siding are also acceptable. Corten may be approved on a case-by-case basis.
- 2) Unacceptable siding materials include brick or cinder block masonry; pre-manufactured hardboard or fiber board, vinyl, plywood or bare non-matte metal sidings; asphalt shingles or rolled roofing used as siding.

e. Roofs

- 1) Roofs should have substantial eaves and overhangs: 12 inches is the minimum that will be approved. It is preferred that all major pitches on conventional roofs be a minimum of 6/12. Lower pitches that are an integral feature of a particular architectural design, such as in a southwestern style or prairie design, will be reviewed on an individual basis.
- 2) Roofs should be of dark colors.
- 3) Roofs should be architectural, dimensional or laminated composition shingles, or concrete tile, or enameled standing seam metal. Currently, the only metal roofs known to be sufficiently dark to meet these requirements are brown, black, dark gray, or bronze in a matte finish.
- 4) Roofs should have a 30-year or more warranty to assure a dimensional appearance and durability.
- 5) Unacceptable roofs include Mansard style roofs, additions that appear to be “tacked on”, flat with aggregate ballast unless they are integral to the home design such as for adobe-style homes. Additionally, roofs may not use flat shingles, T-Loc composition shingles, shiny or reflective corrugated sheet or galvanized metal, fiberglass or fiberglass panels, wood shakes or light colors.

f. Windows

- 1) Windows should be double-glazed, high quality wood windows, either pre-finished metal clad, stained or painted. Low-E glass is encouraged. High-quality vinyl frame windows may be used if they are equivalent to wood in detailing and appearance. Window frame colors should be complementary to the house siding colors.
- 2) Windows may not be bare metal, white, or ivory frames, nor mirrored, reflective or colored glass.

g. Decks and Porches

Decks and porches shall be reviewed and approved as part of a New House Construction application. After a house is complete, all such additions will conform to the following policy:

- 1) A Game Trail Additions application and approval is required for either a new deck/porch or when remodeling or repair requires the removal and replacement of any structural member of the deck/porch, except deck boards. A new deck construction or existing deck/porch remodeling or replacement also requires a valid Chaffee County building permit.
- 2) Application requirements:
 - a) Site plan showing the dimensions and square footage of the project, its relationship to existing structures, and the property lines drawn to scale.
 - b) Contractor information.
 - c) Estimated time schedule.
 - d) Exterior materials and colors.
 - e) Exterior lighting - for any deck lighting, the floor plan must identify lighting and actual exterior lighting fixture information (brand, model, color).
 - f) If the deck is covered - roofing plan, materials, and color.
 - g) Electrical and plumbing permits might be required depending on the design.
 - h) See Rule and Regulation (R&R) 2021-02 "Outside Burning" for current Game Trail guidance on exterior fire devices (firepits, fire tables, grills, etc.).

5. GARAGES: A detached or secondary garage, in addition to an attached garage, may be built provided it has a smaller footprint than the house, exclusive of the attached garage, and its construction matches the house in both material and color.

- a. A detached garage must meet the same design and approval requirements as a home, such as setbacks, heights, etc.
- b. A detached garage may not be used as an overnight dwelling and the design of such will be reviewed with this restriction considered.
- c. The detached garage may be built with a single plumbing fixture (i.e., a sink, shower, or toilet) as an extension of the main house water line since only one water tap per lot is allowed. The preferred method to connect the water line to a detached garage is to connect it downstream from the water meter in the home. However, in certain circumstances the (ACC) may allow a direct connection by installing an additional meter at the homeowner's expense. All water usage must be metered.

- 6. FOUNDATION/RETAINING WALLS:** Walls should not be exposed to outside view for more than one-foot above grade unless finished to blend with the exterior walls of the dwelling. Retaining walls should be finished to blend with either the exterior walls of the dwelling or finished with materials that blend with the natural environment.
- 7. PROPANE TANKS:**
- a. It is preferred that propane tanks be buried. Propane suppliers can provide more information.
 - b. If a propane tank is located above ground, it must have a fenced enclosure.
 - 1) The design of the fenced enclosure must be submitted in conjunction with the New Construction application form.
 - a) Propane delivery personnel should be able to see over the fence to the delivery truck during servicing. Therefore, a fence height between 52 and 60 inches is required. Additionally, the design should provide adequate access space around the tank for maintenance by the propane supplier.
 - b) Lattice or any open style of fencing that exposes the tank to view is not allowed.
 - c) Generally, gates should be avoided because they can be blocked by snow.
 - 2) The enclosure should be completed by the time the house is done.
- 8. EXTERIOR RADIO ANTENNAS, TV ANTENNAS, AND SIMILAR EQUIPMENT:** Large radio antennas, TV antennas, and similar equipment are not allowed.
- 9. EXTERIOR LIGHTING:** Dark Sky Lighting is a Chaffee County Land Use requirement.
- a. Exterior light fixtures must minimize light trespass and light pollution and be unobtrusive to nearby homes. Fixtures must not allow spillover of harsh, unshielded light that glares out horizontally. Fixtures should be recessed down-lights mounted in the soffit or side mounted fixtures with a shielded light source. The placement and settings of motion-sensed lights should minimize light trespass.
 - b. Unacceptable exterior light fixtures include:
 - 1) Any glass fixture that permits the outline shape of an unlit light bulb to be visible during the daytime
 - 2) Clear glass carriage lamps, post lanterns, and yard lights
 - 3) All-night lights including solar pathway/driveway/landscaping lights that stay on all night
 - 4) Colored lights (except during the holidays)
 - 5) High-power floodlights or spotlights that shine in the direction of other properties
 - 6) Those that require the light bulbs to project below the fixture or shield
 - c. Prior to installation of exterior light fixtures, a cut sheet (specifications) showing the fixture or a photograph of the fixture must be submitted with the application for (ACC) review and approval. This is applicable to all new construction as well as replacement of lighting fixtures on existing structures. Fixtures that do not meet the intent and spirit of this policy will require replacement.
 - d. International Dark Sky Association (IDA) Considerations:
 - 1) IDA is an independent source that recommends exterior lighting fixture designs that will minimize light pollution.
 - 2) Game Trail owners are asking for a re-emphasis on the control of light trespass and light pollution. Excessive exterior light use and unshielded interior lights contribute to sky

glow, frustrate neighbors, and take away our ability to see the stars in our beautiful night time skies. There are solutions that are easy and do not compromise night time safety, security or utility such as using shades and blinds as much as possible at night.

- 3) Plants and animals depend on the earth's daily cycle of light and dark rhythm to govern life-sustaining behaviors such as reproduction, feeding, sleeping, and protection from predators. Use night time lighting only when necessary. Turn lights off when they are not needed. Direct light downward.

10. UTILITIES:

- a. Utility, service, or other transmission lines must be placed underground except as otherwise approved by the (ACC). Trenching for utilities should follow the driveway where possible.
- b. The septic system, including the leach field, (technically called the Onsite Wastewater Treatment System or OWTS) may not encroach on any setback or platted utility easement. Disturbance of the landscape by the septic system should be minimized as much as possible. Any disturbed area should be repaired as soon as possible after construction.
- c. All septic systems, leach field included, must be in accordance with Chaffee County Building Department's "On-Site Wastewater Treatment System Regulation No. 43" and must be approved by the Chaffee County Public Health and Environment Department.

11. WATER SYSTEM REQUIREMENTS:

- a. Water is provided in Game Trail through an extensive (GTA) water system, the cost of which is part of general HOA dues. One water tap is provided for each lot and is only for domestic use. However, there is a one-time connection fee assessed at the time of physically trenching and installing the water line to the house.
- b. The use of water in Game Trail is restricted. (R&R) 12-04 "Allowable Use of Outside Water" and (R&R) 12-09 "Water Services" describe specific policies and guidelines concerning Game Trail water policies.
- c. A primary, as well as a secondary, shutoff valve must be installed once the water line is inside the house or crawl space. The shutoff valves should be reasonably accessible and identifiable. The primary valve is installed before the meter. The secondary valve is installed after the meter, check valve, and pressure reducing valve.
- d. A pressure reducing valve is required on all water service lines to protect against unexpected fluctuations in water pressure.
- e. A back-flow prevention device is required by the state to help prevent contamination of the Game Trail water system.
- f. A water meter is required by the state. Game Trail provides the water meter for all newly constructed homes at no cost to the owner. Contact a member of the Water Committee water@gametrailassn.org to obtain your meter. No water connections can be made upstream of the water meter.
- g. Insulation is required to be installed above the water service line to the house when connecting to the main water line in the road.
- h. Cisterns (underground tanks) for supplemental landscape watering are allowed. However, in accordance with our water agreements, tanks must be filled from a water source outside of the Game Trail system so that the limited allowable yearly amount of outside water use per lot is not exceeded. Rain barrels to capture run-off from downspouts are also permitted. Two barrels, up to a combined capacity of 110 gallons, are allowed by Colorado law.

Colorado Water Laws are very specific as to what homeowners may and may not do.

Owners should research these Laws prior to planning and constructing a cistern system.

- i. Cougar Ridge is considered a single parcel and is allowed only one (GTA) water tap.

12. EXTERIOR STRUCTURES: Construction or additions of all exterior structures (for example, decks, green houses, fences, gates, dog runs, address signs, constructed driveway entrances, etc.) are subject to the architectural application and approval process.

- a. **Address Signs:** Game Trail recommends the Chaffee County Fire Protection District's (CCFPD) standard reflective green sign with the street address on it. House numbers must be posted so they are clearly visible from the road. In addition to the (CCFPD) sign, one additional lot entrance sign is permitted. For details, read (GTA) (R&R) 19-02 "Allowable Use and Restriction for Signs."
- b. For all filings except Filing 3 (horse properties), the only outbuilding permitted by the Supplemental Declarations is a detached garage.
- c. **Fence and Dog Run Policies**
 - 1) **No general lot fencing** is allowed. To preserve the natural beauty of Game Trail and to comply with the Covenants which state, "At all times, wildlife in the area shall be allowed free access and passage within the property without interference or disturbance of habitat," it is the general policy of Game Trail to prohibit fences except in special situations approved by the (ACC). In all cases, only the minimum practical amount of fencing will be considered to complete the project.
 - 2) All fencing projects require an application that includes the proposed material and a drawing giving precise dimensions of the fenced area and the relationship of the fence to other structures.
 - 3) **Fencing Requirements**
 - a) Fencing should be made of wood, stucco, or other natural materials
 - b) Fencing should be an integral part of the house architecture and must coordinate with and complement the house
 - c) The tops of all fences are to be horizontal with vertical members remaining plumb
 - d) Stepped fencing by section is permissible where the grade slopes
 - e) Maximum height of any fence in Game Trail is 6 feet, but lower heights are preferred
 - f) Chain link fences will not be approved
 - 4) Fences will only be considered for approval for the following:
 - a) To enclose an area between a house and free-standing garage, dog run, courtyard or storage area.
 - b) Modest privacy fences or windscreens which are adjacent to the house and/or detached garage.
 - c) Courtyards that are an integral part of the design of the house are approved with the New House Construction application.
 - d) Dog Runs: Although fenced-in yards are not normally allowed in Game Trail, (GTA) recognizes a need to manage pets keeping them contained from crossing property lines, chasing wildlife or otherwise being a nuisance. Thus, the following rules have been established:
 - (1) The location will be the least visible to neighbors and not encroach on setbacks, may not be located in the front (primary entry or road side) of the home, and may not be located where it might interfere with wildlife migration.

- (2) Enclosure should have a total square footage of less than 1000 square feet including any gates.
- (3) An existing structure/wall or retaining wall may be used as part of the enclosure.
- (4) Fence material may be wood post with slat fence, stone wall or posts, or stucco wall and must be compatible with the house finish color.
- (5) Excluded fence materials are: chicken wire, coyote fence (sticks connected by wire), chain link, and raw timber.
- (6) Welded square wire with wooden posts will be considered if its location and appearance will be less obtrusive than other fencing materials, but its approval will be at the sole discretion of the (ACC).
- (7) Physically visible electronic fences are not allowed. Invisible electronic fences must adhere to the location and enclosure square footage requirements.
- 5) **Snow Fence Policy:** The use of temporary snow fences to control drifting snow is allowed. Owners will not need to submit applications to the (ACC) for temporary snow fences that comply with this policy.
 - a) Acceptable fencing is either wood slat or plastic grid in a dark color such as brown, black or dark green. Orange, yellow or bright green snow fencing is not acceptable. Snow fences are typically 4 feet high and should not exceed 5 feet. As with all fences in Game Trail, only the minimum practical amount of fence should be used.
 - b) The use of snow fences is limited to the winter months from October 1 to April 30. All snow fences are required to be removed during other months. Posts used to secure the snow fence can remain year-round.
 - c) Owners who believe they have a special situation where a properly placed 5-foot-high fence has routinely proven to be ineffective may apply to the (ACC) for permission to install a higher fence.
- d. **Constructed Driveway Entrances:** Large constructed driveway entrances are not architecturally in keeping with the Game Trail emphasis on an unobtrusive relationship to our natural setting. Fence accents of short lengths or low-profile vertical logs will be considered for approval after an application has been submitted.
- e. **Driveways:** To preserve Game Trail's natural setting, each lot is allotted one driveway. Driveway improvements may be considered where applicable to improve egress and/or emergency responder access. (ACC) approval is not needed to pave an original footprint of a previously approved driveway with recycled black asphalt, black asphalt, or natural un-tinted concrete.
- f. **Barns and Fences in Filing 3 (Horse Properties):**
 - 1) Small barns allowed in Filing 3 ideally should be constructed of the same materials and colors of the house. If it is prohibitively expensive for the owner, other options, including metal buildings, may be considered. In such cases, the colors need to harmonize with the house and be dark, unobtrusive earth tones. The homeowner should submit a variance request to the (ACC) chair for approval of alternative barn materials and colors.
 - 2) An appropriate size barn to care for the three-horse maximum is considered to be 30' X 40', commonly known as a six-stall barn. The building height is governed by the building guideline and requirements listed above.
 - 3) Fence setbacks will be considered on a case-by-case basis. Fences should follow the Colorado Parks and Wildlife (CPW) recommendations for wildlife friendly designs. Their

booklet, "Fencing with Wildlife in Mind," is available from the Salida CPW office. The CPW recommends a 4-strand smooth wire fence with the bottom wire 22" from the ground and the top wire 42" from the ground.

- 4) The only area where an overhead ranch gate may be approved is in Filing 3. These gates must be constructed of wood, ideally vertical logs with wooden cross members and stained in an acceptable color. Materials such as painted steel pipe or plastic PVC pipe will not be approved. Prior to any construction, an application must be submitted for review and approval.

13. CONSTRUCTION SITE PRESERVATION: Owners and contractors should give careful attention to preserving the natural landscape; trees, topsoil, native plants and rock. When trees, shrubs and grasses are unnecessarily disturbed, it may take years for natural re-vegetation. Because of our very dry climate and outside water restrictions, significant re-vegetation is difficult. Driveways should follow the shortest feasible route in consideration of the contours of the lot. Utilities should be placed in a common trench along the driveway.

- a. **Site Plan Requirement:** The site plan requires a 35-foot construction perimeter around the footprint of the home as described below.
 - 1) The acceptable distance from the footprint of the home for the construction zone should be no larger than necessary in order to minimize damage to the surrounding area.
 - 2) The construction driveway should not be more than 30 feet wide, following the footprint of the final driveway and must be appropriately identified.
 - 3) If excavated dirt and boulders cannot be contained within the 35-foot perimeter, the materials may be located in one area adjacent to the footprint of the house. The preferred location is in the areas of the homeowner's final parking and turnarounds. If the leach field is to be constructed later in the building process, it is an acceptable alternative area for storing excavated materials. Piling dirt around the base of trees will kill them and is unacceptable.
 - 4) The septic tank, leach field, and utility path areas should be labeled and marked.
- b. **Site Area Designation:** The 35-foot construction perimeter must be prominently staked prior to construction beginning.
- c. **Site Access and Restoration:** Driving on the construction site is limited to approved driveways and areas necessary for construction activity. Disturbed areas should be re-seeded as soon as possible after construction is complete. Tree branches, debris and excess excavated dirt should be removed from the site as soon as possible. Doing so also deters harmful bugs.
- d. **Tree Removal Policy and Creating Wildfire Defensible Space:**
 - 1) In keeping with Game Trail Covenants, approval is required for removal of any living tree with a base diameter of more than 3 inches. Trees will not be approved for removal for the purpose of enhancing views. To facilitate construction, trees in and around the structure's footprint, and trees needing to be removed for wildfire defensible space, may be considered for removal. Email forestry@gametrailassn.org to request tree removal permission.
 - 2) Owners may learn more about wildfire defensible space by reading the CSFS guidebook the "[The Home Ignition Zone: A guide for preparing your home for wildfire and creating defensible space.](#)" The guidebook is also available on the Game Trail and CSFS websites.

- 3) Several (GTA) Forestry Committee members are trained in educating homeowners on defensible space and are glad to meet with owners. Email forestry@gametrailassn.org to request a meeting.

14. CONTRACTOR APPROVAL AND EXPECTATIONS: The Game Trail Covenants require that lot owners employ a qualified building contractor. It is the owner's responsibility to ensure that they, as well as their contractor and subcontractors, have appropriate construction-related insurance. Contractors also may be required to post a bond or other satisfactory guarantee to assure compliance with the approved building plans. The application requires information on contractors and their qualifications, along with examples of their previous home-building experience in Game Trail or elsewhere in the local area.

- a. Self-Contractors in Game Trail
 - 1) Lot owners with documented qualifying experience in residential home construction, and who hired a local supervisor to manage the construction process, have had success serving as their own general contractor. When the lot owner had limited or no experience, and was therefore unqualified, construction delays and less than desirable outcomes were typical and substantial.
 - 2) To correct this situation, all future applicants with no documented prior home building experience and no local construction supervisor will not be approved to act as their own general contractor.
- b. Pets must be under the immediate control of their owners, including contractors and subcontractors. Dogs should not roam unsupervised and should not bark in a bothersome manner.
- c. Ensure adherence to exterior work hours of 8 a.m. to 5 p.m. whenever on the work site.

15. OCCUPYING A CONSTRUCTION OR UNBUILT SITE: (R&R) 96-01 "No Overnight Occupancy on Vacant Land" prohibits staying overnight on any Game Trail site unless it has a completed house, approved and built in accordance with the (ACP) and issued a Certificate of Occupancy by Chaffee County.

- a. No construction trailers or pods may be placed on the lot prior to (ACC) application approval.
- b. Only construction trailers may be left onsite during construction.
- c. No recreational vehicles or travel trailers may be stored on the lot during construction according to (R&R) 2019-03 "Prohibited Storage on Un-Built Lots."

16. CONSTRUCTION TIME FRAME:

- a. Game Trail Master Covenants state, "All houses and other structures must be completed within one year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergencies or natural calamities, in which case the completion period shall be extended for three months to a total of 15 months."
- b. "Completion" shall be defined as the exterior of the home.
- c. Equipment related to exterior construction should be removed within that one-year mark.

D. OTHER ASSOCIATION REQUIREMENTS

- 1. CULVERTS AND DRAINAGE:** (GTA) is only responsible for the normal maintenance of existing roads and for the placement and maintenance of culverts where, in (GTA)'s best judgment, they are appropriate to help mitigate excessive drainage under typical water runoff conditions. (GTA) cannot be responsible for water drainage corrective measures (downspouts, French drains, water bars, swales, berms, etc.), nor for water drainage damage within the boundaries of an owner's property.
 - a. Owners will be required to install, at their own expense, adequate culverts at their driveway entrances where the driveways cause drainage or road maintenance problems. The (GTA) Road Committee may delay a requirement for a culvert for up to two years to determine the impact of new construction on road drainage.
 - b. Owners are responsible for the maintenance (keeping culverts clear of built-up dirt, rocks, and debris) and the replacement and/or repair of damaged culverts at the end of their driveway.
 - c. Owners should consider possible exposure to water damage and, if needed, obtain professional engineering assistance in evaluating and taking measures to protect their properties against potential damage like flooding, erosion, and water coursing under severe rain conditions and heavy snow melt.
- 2. BUILDING MATERIAL DEBRIS AND SLASH DISPOSAL:** All lots will be kept in a clean and sightly condition as provided in the Covenants.
 - a. Owners and their contractors and subcontractors must remove all building debris and materials entirely from Game Trail property. Game Trail has a long history of protecting the forest's health. In order to reduce the attraction of damaging insects to freshly cut and/or downed live trees, contractors need to remove slash from the build site within two weeks of downing/cutting. None of the debris may be left at the trash/recycle center. No construction material or debris can be buried on the lot/construction site.
 - b. Each owner and contractor will ensure that any debris, during construction and thereafter, is contained on site in a hard-sided container with a secured lid. The contractor/subcontractors will ensure that construction material and debris is not windblown or left on neighboring properties.
 - c. With approval from the Roads Committee, excess dirt, trees, tree limbs, and rocks/boulders may be deposited in the Slash Pit from April 1 through October 31. Residents may remove rocks for landscaping, but not any dirt or gravel from the Slash Pit. All dirt and gravel are the property of Game Trail and used for road work.
 - d. Concrete truck cleaning and washouts will only be conducted on the owner's property. Any excess concrete should be broken up and buried away from any drainage areas and/or disposed of outside of Game Trail in accordance with all county and other governmental regulatory requirements prior to completing the exterior of the home.
- 3. MAINTENANCE OF SITE AND STRUCTURES:** For each lot and its structures, the siding, roofing, and general appearance will be kept in good repair and condition by the owner. Under the Covenants each owner will maintain the trees on his property according to good forestry practices.

- 4. ALLOWABLE USE OF VEHICLES:** Owners, contractors and sub-contractors should know and follow (R&R) 20-01 “Vehicles,” (R&R) 06-03 “Use of Motorized Vehicles on Game Trail Roads,” and (R&R) 96-02 “Vehicular Entry into the National Forest.” Sections relevant to construction include:
- No storage of any kind is permitted on an un-built lot, (i.e., a lot without a fully completed home) with exception of construction trailers.
 - No trailer may be used as a residence.
 - Property owners should construct and maintain adequate parking space on their tract for parking of their vehicles and guest’s vehicles. Parked vehicles should not obstruct or interfere with travel on the roadways.
 - Each tract at all times should be kept in a clean, sightly and wholesome condition. No trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, equipment, unlicensed vehicles, lumber, or other building materials are permitted to remain exposed on any lot so as to be visible to any neighboring tract or road, except as is necessary during the period of construction.
- 5. FIRE PROTECTION:**
- Outside Burning:** (R&R) 2021-01 “Outside Burning” prohibits the use of the following outdoor burning devices on any Game Trail property, including privately owned lots: 1) open fireplaces, 2) open firepits, 3) open fire bowls, 4) charcoal grills, 5) chiminea. To provide further clarification, the use of the following outdoor burning devices is allowed on (GTA) property, including privately owned lots: 1) pellet grills that control combustion and emissions, 2) propane grills, 3) propane fire tables, firepits and fireplaces.
 - House Numbers and Driveways:**
To assist emergency responders:
 - House numbers should be posted so they are clearly visible from the road. Green reflective signs from the (CCFPD) are recommended.
 - Entry to the driveway from the road should be as close to 90 degrees as possible.
 - To provide emergency vehicle access, 20-foot-wide driveways are recommended.
 - Dead-end roads and long driveways should have a 45-foot minimum radius flat turnaround area.
 - Forestry Committee:** The (GTA) Forestry Committee is a valuable source of information concerning wildfire mitigation as well as tree health. The committee is happy to help; email your questions to forestry@gametrailassn.org. The Forestry Committee page on the Game Trail website also includes information from the (CSFS) and the (CCFPD) for fire defense and forest health.
- 6. ALLOWABLE USE AND RESTRICTIONS FOR SIGNS:** (R&R) 19-02 “Allowable Use and Restrictions for Signs” governs residential identification signs, for sale signs, contractor signs, special event signs, and political signs. Address signs should be placed at the junction of the road and driveway. (ACC) approval of all home identification signs, other than the (CCFPD) green reflective sign referenced above, is required.
- 7. OUTDOOR SWING SETS, ACTIVITY SETS, AND TRAMPOLINES:** These types of structures are governed by (R&R) 07-01 “Outdoor Swing Set / Activity Set and Trampolines.”

E. RENEWABLE ENERGY DEVICES AND ENERGY EFFICIENCY MEASURES

Approval by the ((ACC)) is required before the installation or use of any renewable energy efficiency measures or renewable energy generation devices. (GTA) encourages the use of renewable energy efficiency measures and renewable energy generation devices, but must balance that use with its responsibility to maintain, improve and enhance the attractiveness, desirability and safety of the (GTA) community, as well as to retain the rustic mountain character of the community in as nearly a natural state as possible. Therefore, consistent with the Colorado Common Interest Ownership Act (CCIOA) and the Game Trail Covenants, Policies and (R&R), the following policies have been adopted regarding the installation of renewable energy efficiency measures or renewable energy generation devices as defined in Colorado Revised Statutes C.R.S. 38-33.3-106.7. These policies and procedures provide reasonable provisions that will govern the dimensions, placement, and external appearance of a solar energy device, a wind-electric generator and various other devices defined as "energy efficiency measures". The installation of all devices discussed herein requires an (ACC)-approved application.

The (ACC) will consider how the improvements are architecturally integrated with the existing or proposed structures and landscaping of the property to be improved. This includes, but is not limited to: scale, color, reflective value, materials, massing, and quality of product and architectural character. There is special concern and consideration for the preservation of views as much as possible from neighboring properties. The (ACC) encourages the Owner to select equipment that is aesthetically acceptable in the community and integrates with the residence and surrounding landscape to the maximum extent possible.

All renewable energy efficiency measures and renewable energy generation devices must comply with all applicable building and life safety codes, and utility/electric company requirements when applicable. All such devices must honor the required setbacks on the lot. In addition, the installation of a renewable energy efficiency measure or renewable energy generation device must be approved by the applicable Chaffee County Building Department and the Planning Department. A building Permit must be obtained and provided when required.

All installations of renewable energy efficiency measures or renewable energy generation devices must be installed and secured so that they do not jeopardize the safety of residents or cause damage to adjacent properties.

The provisions of this policy shall be in addition to and in supplement of the terms and provisions of the CCIOA, the Game Trail Covenants, Policies and (R&R) and other applicable laws of the State of Colorado governing the Community.

1. GUIDELINES FOR SOLAR ENERGY SYSTEM(S)

Solar Energy Device (Energy Generation Device): A solar collector or other device or a structural design feature of a structure which provides for the collection of sunlight and which comprises part of a system for the conversion of the sun's radiant energy into thermal, chemical, mechanical, or electrical energy C.R.S. 38-32.5-100.3. Examples of a Solar Energy Device are: photovoltaic solar electric panel, solar thermal systems (solar water heaters), and solar lighting systems.

- a. An application for approval to the (ACC) must include a dimensioned site plan (hardcopy and digital) of the Lot, drawn to scale, showing the boundaries, dwelling and other structures, driveway, setbacks, easements (such as the drainage, water or gas easements), the location, size and number of collectors, attachment to roof structure or ground attachment, and location of any other exterior system components. A sample or illustrated brochure of the proposed solar unit, which clearly depicts the unit, and defines the materials used, must also be submitted.
- b. To the maximum extent possible, a roof-mounted device or solar device shall be installed so as to minimize its exposure when viewed from any other privately owned site, common area, road and/or from the surrounding community unless to do so will have the effect of substantially interfering with the use of the device or significantly increasing the cost of the device.
- c. The preferred location of the device shall be on the roof of the residence and below the peak of the roof. All devices shall be installed flush with the roof unless to do so shall have the effect of significantly decreasing its performance or efficiency. Solar energy devices must be designed and installed to minimize, as much as possible, the visual impact from roads and other properties.
- d. The color of the device and exposed pipes, panels, trim, and other apparatus must be approved by the (ACC). If applicable, the device shall have a frame or flashing colored or painted to match the adjacent roof color closely. Poles shall be painted a matte color to blend with surrounding landscape. For pedestal-mounted solar devices, the (ACC) requests homeowners attempt to use trees, shrubs, and landscaping to shield the device from public view.
- e. All exterior plumbing lines and conduits should be painted in a color scheme consistent with the structure and materials adjacent to the pipes, i.e., pipes on walls should be painted the color of the walls, while roof plumbing/conduits should be the color of the roof.
- f. An Owner shall take into consideration the future height of neighbors' trees/shrubs when planning placement of any solar energy device. Under no circumstances shall a neighbor be required to remove or prune established plantings.
- g. The (ACC) shall review other suggested locations/installations if the above is not feasible; however, the (ACC) may require the applicant to provide the (ACC) with a written statement by a solar energy expert that the restrictions imposed by the (ACC) will have the effect of (i) substantially interfering with the collection of solar energy and/or (ii) significantly increasing the cost of the device. In that case, the (ACC) will permit variances to these requirements to the minimum amount as is reasonably required to allow the device to function properly and to minimize any increase in the cost of the device to the Owner. However, should the proposed installation result in an encroachment within a setback restriction, the Owner must make a written request for a variance to the (ACC) chair prior to construction. The (ACC) chair will forward the written request with (ACC) input to the Board of Directors for their review. The Board may seek written input from neighboring property owners.

2. GUIDELINES FOR WIND ENERGY CONVERSION SYSTEMS

Wind-Electric Generator (Energy Generation Device): A wind-electric generator that meets the interconnection standards established in rules promulgated by the public utilities commission pursuant to section [C.R.S. 40-2-124](#). This wind energy conversion system shall consist of a wind turbine, tower, and associated control or conversion electronics, which has a rated capacity of

not more than 10 kw, and which is intended primarily to reduce on-site consumption of utility power.

- a. An application for approval to the (ACC) must include a dimensioned site plan (hardcopy and digital) of the Lot, drawn to scale, showing the boundaries, dwelling and other structures, driveway, no-build zones, easements (such as the drainage, water and gas easements), the location and height of the proposed wind turbine, to include size of foundation and placement of all guy wires. The site plan shall be generated by a Professional Land Surveyor. The application shall include the manufacturer's information to include standard drawings of the wind turbine structure, including the tower, base, footings, and guy wires (if any), anchors, and other external components of the system. An engineering analysis of the Tower, guy wires, and anchors showing compliance with the applicable Building Code and certified by a licensed professional engineer shall also be submitted. This information is typically supplied by the manufacturer and/or the installation engineering company.
- b. Residential wind turbines must be approved under an Emerging Technology program such as the California Energy Commission, IEC (International Electrotechnical Commission) or any other small-wind certification program recognized by the American Wind Energy Association (AWEA) or the U.S. Department of Energy. A description of the safety features of the turbine prepared by a licensed professional engineer must be submitted for any non-certified wind turbines.
- c. Residential wind energy systems shall not exceed 50 dba, as measured from any property line. The level, however, may be exceeded during short-term events such as utility outages and/or severe wind storms. It is highly recommended that prior to construction a potential Owner conduct extensive research, as well as visit sites of installed similar generators to ascertain the impact on neighbors. The application must include acoustic data or reference appropriate sound studies to demonstrate clearly that the proposed installation will meet the above 50 dba restriction. The applicant should strongly consider obtaining a sound performance guarantee from the supplier since the permit for the wind-generating device may be revoked at any time if it fails to perform according to the above requirements.
- d. A noise disturbance is any sound which is (a) harmful or injurious to the health, safety, or welfare of any individual; (b) of a volume, frequency, or intensity that it unreasonably interferes with the quiet enjoyment of life of an individual of ordinary sensitivity and habits; or (c) unreasonably interferes with the value of real property or any business conducted thereon.
- e. The height of the generator, including blades and/or turbine, will not exceed 28 feet maximum and must comply with all applicable regulations imposed by Chaffee County.
- f. Minimum set-backs for the system tower shall be 100 feet from adjoining properties and 100 feet from any property line. Guy wire anchor points, including foundations, may not encroach upon setbacks from the property line. Building-mounted systems may be affixed to an (ACC)-approved unattached garage, or other approved structure. In no case shall the Tower be installed closer to an adjoining main dwelling than to the Tower Owner's inhabited dwelling.
- g. Approval of the placement and Tower style must take into consideration the view impact of neighboring property Owners.

3. GENERAL PROVISIONS RELATING TO RENEWABLE ENERGY EFFICIENCY MEASURES OR GENERATION DEVICES:

- a. The Owner must maintain the renewable energy efficiency measures or renewable energy generation devices in good operational condition and in a manner that does not cause an annoyance or inconvenience to other residents.
- b. The Owner who installs renewable energy efficiency measures or renewable energy generation devices must be aware of the unique dangers and his/her liability from such events caused by high winds, ice slinging from wind-turbine blades, etc.
- c. In the event that a Solar Device, Wind Turbine or other Energy Efficiency Measure is in disrepair, or not be used for a minimum of six months, the current Owner of the property will be required to remove the structure completely or put the device back into service within three months of notice. If the device is removed, all components shall be removed and the property (improvements and/or land) shall be repaired and restored to original condition.
- d. In the event of a sale of the Lot, the new Owner shall be made aware of the abandonment restriction prior to sale.
- e. Owners must submit a request to the (ACC) for any external Energy Efficiency Measure not specifically addressed in these guidelines.
- f. Owners shall submit an application for approval with detailed plans for any subsequent modifications made to the Energy Generation Device(s) and/or external Energy Efficiency Measures after receiving approval from the (ACC) for the original installation.

F. TERMS SEARCH & LIMITED GLOSSARY:

The most uncommon terms are listed below. For other terms, that are defined within this document, directions for conducting a terms search are provided.

How to search for a word in a PDF using any PDF reader

1. Open any PDF with your default PDF reader.
2. Press CTRL+F (Windows) or CMD+F (Mac).
3. In the text box, enter your search term.
4. The first match will be highlighted.
5. Press Enter or click the right arrow to navigate between the results.

ADU – Accessory Dwelling Unit

OWTS – Onsite Wastewater Treatment System

PERC (percolation) **TEST** – See SOIL EVALUATION

SOIL EVALUATION – Percolation test, soil profile, or other subsurface soil analysis at the depth of a proposed soil treatment area or similar component or system to determine the water absorption capability of the soil.