



January 1, 2021

To whom it may concern:

The Rocky Mountain Estates Owners Association (RMEOA) is the governing agency that manages the real estate contained in the Colorado Anglers Club #1, 2, and #3 in Grand County, CO. All lots, of which there are 288, are members of RMEOA and when purchased agreed to the Conditions, Covenants, and Restrictions (CC&R's).

The Colorado Anglers Club began with undeveloped lots, many of which remains so. It is the responsibility of the Board of Directors of RMEOA to inform and manage the development of those lots. To this end, a Design Review process was developed and there are published and agreed to Guidelines for Owners to follow.

In the Pre-construction packet provided, you will find:

#### **ITEMS TO SUBMIT**

##### **Appendix A – Architect Review Submittal Form, Checklist and Approval Form**

- Submit completed form to the Rocky Mountain Estates Design Review Committee with \$750.00 non-refundable review fee prior to starting the design review process. The DRC has 45 days to review your plans after receiving them from the OA architect. (See RME DCC&R 4.9)

##### **Appendix B – RMEOA Compliance Deposits & Fees**

- Send in the \$2000.00 refundable deposit before any work begins on the property. The RMEOA holds this deposit in escrow until the exterior of your home and landscaping are complete as per your approved plans. This deposit should be submitted with the review fee as referenced in Appendix A to officially start the review process.

##### **Appendix C – Request for Final Inspection**

- Use this form to request final inspection on your home's exterior and landscaping. Your compliance deposit will be returned after you pass this inspection.

#### **DESIGN REVIEW STANDARDS**

The intent of the standards is to encourage harmony in the designing of homes with the environment while maintaining quality and architectural consistency.

**FOR YOUR INFORMATION**

Forestry information on the fire prevention, creating defensible space and landscaping for wildlife prevention can be obtained by contacting the East Grand County Fire Department at 970-726-5824 for dates of classes on planning and prevention.

Noxious Weed Management – please be a good neighbor and be informed on how to control noxious weeds on your lot. Many noxious weeds look like ornamental flowers but can be deadly to birds, wildlife and even domestic animals. For information in spraying and what to use, contact the Grand County Natural Resources Director at 971-887-2123. Disturbed ground, such, as after construction, is the most susceptible to noxious weeds. Re-vegetating promptly will help to avoid a noxious weed infestation.

A list of plant materials is included in this packet to help in planning your landscape. Additional information is available from Colorado State University Extension Service ([www.ext.colostate.edu](http://www.ext.colostate.edu)).

Any changes made to pre-approved plans must be resubmitted for final review.

All exterior construction must be completed within twelve (12) months from commencement (site clearing). A certificate of occupancy will be obtained within twenty-four (24) months of commencement. Please refer to the RMEOA Design Guidelines, Page 15, Construction Period Reviews and Requirements for more details.

I have received the copies of the documents referenced in this letter and agree to comply by the same. Further, I hereby agree that the builder I select will comply by the same.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Congratulations and welcome to our community.

The Rocky Mountain Estates Owner’s Association and Design Review Committee

RME Owner’s Association  
P. O. Box 1405  
Grand Lake, CO 80447  
[www.rmeoa.com](http://www.rmeoa.com)  
E: [rmeoa1@gmail.com](mailto:rmeoa1@gmail.com)

**APPENDIX A – ARCHITECT REVIEW SUBMITTAL AND CHECKLIST**

**NOTE: THE APPLICANT MUST REVIEW THE DESIGN REVIEW GUIDELINES, PRELIMINARY SUBMITTAL & CHECKLIST.**

**NOTE: ALL FORMS MUST BE FILLED OUT IN FULL**

Please submit this completed form to:

**Rocky Mountain Estates Owner’s Association  
P. O. Box 1405  
Grand Lake, CO 80447**

Building Permit # \_\_\_\_\_  
Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Submittal Date: \_\_\_\_\_ Review Date: \_\_\_\_\_

Street Address: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Current Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Contact Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Review comments to be sent (if other than Owner):

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip Code: \_\_\_\_\_  
Architect/Designer: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/State/Zip code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
General Contractor/Builder: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Commencement Date: \_\_\_\_\_ Completion Date: \_\_\_\_\_

**NOTE: APPLICANT MUST CHECK OFF ON THE LINE EACH ITEM ON THE CHECK LIST**

**SITE PLAN/SURVEY:**

- Scale 1" = 10' - 0" or 1" = 20' - 0"
- North arrow.
- Title block including lot, block, owner and date.
- Site Plan with setbacks and building placement.
- Exterior walls with roof overhang.
- Property lines.
- Drainage plan – Drainage will be shown by arrows showing direction of drainage & arrows showing swales.
- Walks, decks, terraces, retaining walls, temporary structures, fences, gates, driveways, and parking areas.
- Underground utility lines to building and location of meters.
- Note on site plan the erosion control method.
- Provide calculation of percent coverage of lot, as per Grand County guidelines.
- Show snow storage area.
- Show compliance of two parking spaces.
- Show percent grade of driveway to comply w/Grand County guidelines.
- Show 5 new Trees on site plan.
- Note on site plan that all disturbed areas will be revegetated with native materials.

**FLOOR PLANS:**

- Scale  $\frac{1}{4}$  = 1' (minimum scale).
- Title block.
- All exterior dimensions including deck dimensions.
- Walls, porches, decks, balconies, and terraces with materials noted.
- Finish able square footage per floor, total finish able square footage and garage square footage.

**ELEVATIONS:**

- scale  $\frac{1}{4}$  = 1' (minimum scale).
- Title block.
- Elevation of each exterior view.
- Door and window locations.
- Roof pitch to include a minimum of 3 roof lines.
- Chimney.
- Railings.
- Fascia.
- Deck.
- Highest point of ridge on main roof to highest finish grade  
**This measurement CANNOT exceed 26'.**
- Show finished grade.

**FOOTING AND FOUNDATION PLAN:**

\_\_\_\_\_ Soils test report and open hole inspections are recommended.

**LANDSCAPE PLAN:**

\_\_\_\_\_ Show on site plan minimum of 5 new trees.

**COLORS:**

\_\_\_\_\_ Refer & Fill out form of Schedule of Samples

**LIGHTING:**

\_\_\_\_\_ Show Exterior Lighting on Schedule of Samples- Provide picture of exterior light fixtures. Light sources shall be directed down, be shielded and/or filtered, to minimize ambient light, using low wattage bulbs to minimize light spill.

**FEES AND APPLICATIONS:**

\_\_\_\_\_ Completed application form.

\_\_\_\_\_ Submit \$750.00 non-refundable Design Review Fee and \$2,000.00 Refundable Compliance Deposit payable to Rocky Mountain Estates OA. Proof of deposit payment needs to be provided.

\_\_\_\_\_ Please refer to application fee schedule for final submittal fee design guidelines.

**Submit original completed application to:**

**RME Owner's Association  
P. O. Box 1405  
Grand Lake, CO 80447**

**SCHEDULE OF SAMPLES**

Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Owner \_\_\_\_\_ Date \_\_\_\_\_

Main Floor Siding: Material \_\_\_\_\_

Color \_\_\_\_\_

Gable Siding: Material \_\_\_\_\_

Color \_\_\_\_\_

Exterior Log/ Timber Accents \_\_\_\_\_

Stain/Paint Color \_\_\_\_\_

Stucco: Color \_\_\_\_\_

Exterior Trim Material \_\_\_\_\_

(fascia, windows, doors) Color \_\_\_\_\_

Deck Material: Type \_\_\_\_\_

Color \_\_\_\_\_

Railing Material: Type \_\_\_\_\_

Color \_\_\_\_\_

Stone Work: Type \_\_\_\_\_

Color \_\_\_\_\_

Garage Door: Type \_\_\_\_\_

Color \_\_\_\_\_

Exterior Lighting: \* Description \_\_\_\_\_

Finish \_\_\_\_\_

\*Provide picture of lighting – Lighting must conform to Design Review Guidelines.

Windows: Type \_\_\_\_\_

Color \_\_\_\_\_

Exterior Doors: Type \_\_\_\_\_

Color \_\_\_\_\_

Roofing Material: Type \_\_\_\_\_

Color \_\_\_\_\_

Chimney: Type \_\_\_\_\_

Color \_\_\_\_\_

**Submit original completed Schedule to:**

**RME Owner’s Association, DRC  
P. O. Box 1405  
Grand Lake, CO 80447**

**Architect Comments:**

\_\_\_\_ Approved as submitted.  
\_\_\_\_ Approved per stipulations noted.

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Not approved per stipulations noted.

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Architect Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**DRC Comments:**

\_\_\_\_ Approved as submitted.  
\_\_\_\_ Approved per stipulations noted.

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Not Approved.

Notes:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DRC Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Submit Original Form to: **RME Owner's Association, DRC**  
**P. O. Box 1405**  
**Grand Lake, CO 80447**

**RMEOA COMPLIANCE DEPOSIT**

Please submit the required deposit with the Architectural Plan review fee before any excavation and construction begins.

Lot # \_\_\_\_\_ Block # \_\_\_\_\_  
 Date submitted \_\_\_\_\_  
 Homeowner Name \_\_\_\_\_  
 Mailing Address \_\_\_\_\_  
 \_\_\_\_\_  
 Home Phone #: \_\_\_\_\_ Cell \_\_\_\_\_  
 E-mail \_\_\_\_\_

Required Fees: The DRC Compliance deposit and application fees: \$2,000 Compliance deposit (refundable) and \$750.00 Architectural Plan review fee (non-refundable).

Make check payable to: Rocky Mountain Estates OA, DCR Account  
 Submit to: Rocky Mountain Estates OA  
 P. O. Box 1405  
 Grand Lake, CO 80447

Check Numbers: \_\_\_\_\_  
 Received by: \_\_\_\_\_  
 Date: \_\_\_\_\_

\$2,000 Refundable upon completion of the building process and landscaping in accordance with DRC criteria. See Request for Final Inspection – Appendix C.

The DRC and OA have the right to deduct from your deposit fines for non-compliance issues addressed in the DRC Standards or to assess other appropriate penalties.

Submit Original Document to:

**RMEOA Owner’s Association, DRC**  
**P. O. Box 1405**  
**Grand Lake, CO 80447**



**RMEOA DRC Form APPENDIX C  
REQUEST FOR FINAL INSPECTION**

**V012021**

Lot # \_\_\_\_\_ Block # \_\_\_\_\_ Date Inspection Requested \_\_\_\_\_

Homeowner Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone #: \_\_\_\_\_ Cell: \_\_\_\_\_

E-mail: \_\_\_\_\_

Architect \_\_\_\_\_ Phone #: \_\_\_\_\_

Builder \_\_\_\_\_ Phone #: \_\_\_\_\_

Date Original House Plans Received \_\_\_\_\_ Approval Date \_\_\_\_\_

Date \$2000.00 Deposit & \$750.00 Architect Review Fee Received \_\_\_\_\_

**These items must be reviewed and complete before final inspection:**

1. All RME Architectural requirements as stated in the Design Guidelines are completed as specified and approved by the DRC in the Final Construction Plans.
  - o Review Set Backs and Height Restrictions
  - o Roof lines – Verify minimum 3 roof lines per specifications
  - o Down lit exterior lighting
  - o Adequate parking - 2 vehicle minimum
2. All landscaping as specified in the initial landscape plan is completed.
  - o Verify snow removal area per plan
  - o 5 new trees planted on property
3. All construction equipment and debris has been removed from property.
4. All necessary grading and drainage requirements are met based on the topography of the Lot, including installation of minimum 12” diameter culvert where the driveway meets the road.
5. All disturbed areas have been re-seeded or covered with mulch.

**Submit Original Form and copy of the Certificate of Occupancy from Grand County to:**

**RME Owner’s Association, DRC  
P. O. Box 1405  
Grand Lake, CO 80447**

\_\_\_\_\_ Approved      \_\_\_\_\_ Not Approved

Notes: \_\_\_\_\_  
\_\_\_\_\_

Photos Taken: \_\_\_\_\_

DRC Signature: \_\_\_\_\_ Date: \_\_\_\_\_