

EASTCLIFFE HOME OWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
PROJECT REQUEST FORM

Lot Owner Name: _____	
Property Address _____	Lot#: _____
Home Phone: _____	Alternative Phone: _____
Email: _____	Fax: _____
Date Submitted: _____	Proposed Project Start Date: _____

PROJECT: _____ Home	_____ Garage	_____ Barn	_____ Shed
_____ Guest House	_____ Deck/Patio _____	Fence	_____ Addition
_____ Sign	_____ Landscaping	Other: _____	

ATTACH APPLICABLE REQUEST FORM AS FOLLOWS:

- A.1 HOME CONSTRUCTION REQUEST FORM**
- A.2 GARAGE/BARN/SHED/GUEST HOUSE CONSTRUCTION REQUEST**
- A.3 DECK/PATIO CONSTRUCTION REQUEST FORM**
- A.4 FENCE CONSTRUCTION REQUEST FORM**
- A.5 STRUCTURE ADDITION CONSTRUCTION REQUEST FORM**
- A.6 SIGN REQUEST FORM**

ARCHITECTURAL CONTROL:

- *No structure or landscaping, including walls and fences, shall be erected, converted, placed, added to or altered on any lot until the construction plans and specifications and a plan showing the location of the structure has been approved in writing by the proper representative of EHOA as to quality of workmanship and materials, harmony of the external design with existing structures and to topography and finished grade elevation.*
- *If action to approve or disapprove plans as submitted is not taken within thirty (30) days, approval is automatic.*

The EHOA/ACC review process provides exterior design oversight of the appearance of all properties within Eastcliffe, and ensures compliance with the EHOA Covenants and EHOA Policies and Procedures. The function of the ACC is derived from the Declaration of Covenants, Conditions, and Restrictions for the EHOA, which is a legally enforceable document.

Appendix A.1
EASTCLIFFE HOME OWNERS ASSOCIATION
ARCHITECTUIRAL CONTROL COMMITTEE
HOME CONSTRUCTION REQUEST FORM

HOME:

- *All lots designated on the Plat shall be restricted to residential use either as vacation home or year round dwellings. Such structures shall be only one (1) family dwellings and shall be for residential use only.*
- *Home construction shall be limited to those units which are conventional in design, and which are constructed on site, using conventional materials, in such a way to blend with the environment.*
- *No dwelling shall be erected or placed on any lot unless such dwelling has a ground floor area of not less than 600 sq ft exclusive of garages carports, open porches, patios or court areas.*
- *No building shall be erected nearer than one hundred (100) feet to any boundary along the street, or so that any part of said building is closer than twenty-five (25) feet to any other boundary lines of said premises. Eaves, steps, and open porches shall be considered as a part of the building.*
- *All chimneys and fireplaces shall have a protective wire inside the chimney near the top to prevent any burning particles from escaping the chimney.*
- *Once construction is started the exterior portion of it must be completed within 12 months.*

Dimensions: _____	Stories: _____
Exterior Siding/Treatment Material: _____	Color: _____
Roof Material: _____	Color: _____
Eave Overhang (inches): _____	Roof Pitch: _____

Appendix A.2
EASTCLIFFE HOME OWNERS ASSOCIATION
ARCHITECTUIRAL CONTROL COMMITTEE
GARAGE/BARN/SHED/GUEST HOUSE CONSTRUCTION REQUEST FORM

Please check appropriate item:

GARAGE _____ **BARN** _____ **SHED** _____ **GUEST HOUSE** _____

- *Auxiliary buildings or structures usual to a residence may be erected or placed thereon.*
- *No building shall be erected nearer than one hundred (100) feet to any boundary along the street, or so that any part of said building is closer than twenty-five (25) feet to any other boundary lines of said premises. Eaves, steps, and open porches shall be considered as a part of the building.*
- *Once construction is started the exterior portion of it must be completed within 12 months.*

Dimensions: _____	Stories: _____
Exterior Siding/Treatment Material: _____	Color: _____
Roof Material: _____	Color: _____
Eave Overhang (inches): _____	Roof Pitch: _____
Planned Use: _____	

Appendix A.3
EASTCLIFFE HOME OWNERS ASSOCIATION
ARCHITECTUIRAL CONTROL COMMITTEE
DECK/PATIO CONSTRUCTION REQUEST FORM

DECK/PATIO:

- *Once construction is started the outdoor project must be completed within 12 months.*

Dimensions: _____	Levels: _____
Construction Materials: _____	Color: _____

Appendix A.4
EASTCLIFFE HOME OWNERS ASSOCIATION
ARCHITECTUIRAL CONTROL COMMITTEE
FENCE CONSTRUCTION REQUEST FORM

FENCE:

- *Fencing which is constructed on lot lines contiguous to road right of ways as shown on the recorded plat of Eastcliffe I must be placed no further outward from the center of any lot than the interior easement line which is indicated by notes on said plot.*
- *Fences may be constructed on interior lot lines in contradiction of EHOA Covenants if these covenants except that in such case the lot owner shall be liable for expenses of damage, repair and replacement of such fencing as may be incurred by the installation of any utility systems.*
- *No fence, wall, hedge, tree, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) ft above the roadways shall be placed or permitted to remain on any comer tract within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) ft from the intersection of the street property line extended.*
- *The same sight-line limitation shall apply on any tract within ten (10) ft from the intersection of a street property line with the edge of a driveway or access on any tract.*
- *Once construction is started the exterior portion of it must be completed within 12 months.*

Linear Feet: _____	Height: _____	
Construction Materials: _____	Color: _____	
Gates: _____	Functional: _____	Decorative: _____

Appendix A.5
EASTCLIFFE HOME OWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
STRUCTURE ADDITION CONSTRUCTION REQUEST FORM

STRUCTURE ADDITION:

- *No building shall be erected nearer than one hundred (100) feet to any boundary along the street, or so that any part of said building is closer than twenty-five (25) feet to any other boundary lines of said premises. Eaves, steps, and open porches shall be considered as a part of the building.*
- *Once construction is started the exterior portion of it must be completed within 12 months.*

Dimensions: _____ Stories: _____
Exterior Siding/Treatment Material: _____ Color: _____
Roof Material: _____ Color: _____
Eave Overhang (inches): _____ Roof Pitch: _____
Proposed Use: _____

Appendix A.6
EASTCLIFFE HOME OWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
SIGN REQUEST FORM

SIGNAGE:

All signs displayed upon any of the premises or tracts must be first approved by EHOA. This Covenant does not preclude the display of realty-type signs, or small professional signs, not to exceed one (1) square foot in area per side. Eastcliffe HOA reserves the right, however, to require modification or removal of such signs if they are deemed not to be in keeping with the area and subdivision décor.

Dimensions: _____ Materials: _____

Placement on Lot: _____

FOR ALL ARCHITECTURAL PROJECT REQUESTS

ATTACH THE FOLLOWING DRAWINGS/SPECIFICATIONS:

_____ Lot plat showing any existing structures

_____ New project structure in relation to existing structures

_____ If project is a structure, provide drawings/pictures with varying exterior views
Include floor plan, elevation, location of windows, doors, dormers

_____ Construction materials (exterior walls, roofing, etc)

_____ Colors for exterior finish or roofing (as they relate to existing building, if applicable)

I understand that I must receive approval of the EHOA/ACC in order to proceed with the project. If work is started prior to approval, I understand that I am liable for non-compliant items and must make changes to comply with the approved request and EHOA Guidelines.

I understand the EHOA approval does not constitute approval of the Custer County building department and that I will be required to obtain a building, electrical, and other permit(s).

I agree to comply with the Custer County Planning and Zoning Regulations to complete the exterior of improvements within two (2) years after starting. Should I not complete the project within the agreed time frame, I will re-apply for approval of this request and/or outline the steps remaining to be completed.

Homeowner's Signature _____ Date: _____

Please complete this request and mail EHOA, 155 Deerhaven, Westcliffe, CO 81252.

The EHOA/ACC has thirty (30) days to respond from the date this form is received by the EHOA/ACC.