

Pagosa Lakes Property Owners Association

**IMPROVEMENT DESIGN STANDARDS
&
PROJECT PERMIT PROCESS**

SECTION 15: RECORD OF REVISIONS

- 15.1 Each section of this document may be revised and reissued independent of other sections.
- 15.2 The section, revision number, effective date and a detailed description of the revision shall be recorded in Section 15.3.
 - 15.2.1 The effective date shall immediately follow a twenty-eight (28) day publication period.
 - 15.2.2 The entire section shall be replaced when a revision is made even though some subsections will remain unaffected. That effective date and the section's revision number shall be displayed on each page of the revised section.

Pagosa Lakes Property Owners Association

PROJECT PERMIT PROCESS

15.3 RECORD OF REVISIONS

PROJECT PERMIT PROCESS RECORD REVISION NUMBER	REVISED SECTION/ ITS REVISION NUMBER	EFFECTIVE DATE	DESCRIPTION OF REVISION
1	3/1	5/5/06	3.1.13 Documented approved exterior, metal roof and asphalt shingle colors and provided clarification on color applications.
	18/1	5/5/06	Updated Record of Revision for Sections 3 as adopted by the Board of Directors on 4/13/06 and published from 4/14-5/5/06.
2	1/1	7/10/06	1.2.1 Changed wording from “pet” to “animal” enclosure for consistency with the Neighborhood Rules and Regulations. 1.3.1 Deleted reference to 1.4 non-compliance issues was not relevant to approval process.
	2/1	7/10/06	2.5 Added “deck” definition. 2.20 Added “patio” definition. 2.5-2.33 Renumbered Paragraphs based on above changes.
	3/2	7/10/06	3.1.1.4 Added the word “setback” to clarify the type of variance requirement for foundation location surveys (same as 4.8 below). 3.1.9.4 Defined that outbuildings may be constructed on a vacant lot after the residence has been constructed. 3.1.10.2 Eliminated “Sky Blue” from the list of non-approved colors. 3.1.10.4 Added architectural features to roof designs to define multi-level / stepping. 3.1.10.5 Minimum roof pitch requirement paragraph relocated and renumbered (previously 3.1.10.4). 3.1.13.1 Explained how colors should relate to be compatible with existing structures and natural surroundings. Deleted reference to other surroundings and earth tone or dark colors. 3.1.16.1 Clarified that that the garage requirement includes “multi-occupancy residential buildings”.

			<p>3.1.19 Relocated deck and patio “privacy - screening” standards from fence section 6.2.6. Amended method to determine height from natural grade to the top of the deck surface not to exceed five (5) feet.</p>
2 (Continued)	4/1	7/10/06	<p>4.2.4 Indicated proper plan references 4.3 and 4.4 (not 4.4.3 and 4.4.4.).</p> <p>4.2.8 Indicated proper PILC reference 4.2.3 (not 4.1.3).</p> <p>4.6 Application item #7 changed the signature certification to first person “I”.</p> <p>4.7 Property Owner and Contractor Building Agreement</p> <ul style="list-style-type: none"> • #15 Reworded the violation and fine schedule to include an acknowledgment from the contractor that they are subject to the Rules and Regulations and attest that no fines, violations or citations are pending with PLPOA. • After paragraph 15.12 eliminated the acknowledgement requirement (included in the Application 4.6) <p>4.8 PILC - Note 2 Added the word “setback” to clarify the type of variance requirement for foundation location surveys (same as 3.1.1.4 above).</p>
	6/1	7/10/06	<p>* Reorganized and renumbered paragraphs.</p> <p>6.2.4 Added new paragraph outlining welded/woven wire fence material, top rail and tension cables installation.</p> <p>6.2.5 Added multi-strand fence types and uses.</p> <p>6.2.9 Lists and defines other types of fences and allowance for wrought iron and plastic fences by the Committee.</p> <p>6.3.1 Defines fence measurement from dominate horizontal feature.</p> <p>6.3.2-3 Defines front, side and rear yards and height placement of fences (added drawn examples pages 6-10 and 6-11).</p> <p>6.3.2 and 6.3.3 Increased the fence height in the Vista subdivision from 5 to 6 feet.</p> <p>6.4.1 Mandates treatment of wooden posts for contact with the ground.</p> <p>6.5 Outlines the maintenance of painted or stained fence surfaces.</p> <p>6.7.1 Added privacy as a purpose of a fence</p>

			<p>6.7.4-7 Specified inclusion of agreement, fees, ownership and Member in Good Standing to complete a fence application</p> <p>6.9 Revised, expanded, and simplified the fence application. Added five (5) fill-in blank drawings for submittal with an application (pages 6-7, 6-8 and 6-9).</p>
2 (Continued)	13/1	7/10/06	<p>Construction Section 3.6 – Notice revised to conform to owner/contractor agreement (4.6 item 8).</p> <p>Changed violation provisions.</p> <p>Property Section 6 -- Changed title from “pet” to “animal” enclosure. Amended the minimum square footage area from 100 to 200 and added requirement for an application and approval from the Department of Covenant Compliance.</p> <p>Signs -- Changed reference from Building “package” to “permit process”.</p>
	17/1	7/10/06	<p>Page 17-1</p> <p>Update phone number information for Colorado State Forest Service and La Plata Electric.</p> <p>Added San Juan Basin Health Department’s extension phone number and contact person.</p>
	18/2	7/10/06	Updated Record of Revision for Sections 1, 2, 3, 4, 6, 13, and 17 as adopted by the Board of Directors on 6/08/06 and published from 6/19-7/9/06.
3	1/2	4/15/07	<p>1.2.1 Changed term from “house” to “residence” (typical throughout BPP).</p> <p>1.2.2 Removed “factory built” from “modular” reference (typical throughout BPP).</p> <p>1.3.2 Added agenda schedule reference, distribution list and posting notice.</p> <p>1.7 Building Permit Extensions – Change extension reference from 12 months to 24 months for DCC approval. Any permit requests at or beyond 2 years/24 months will be referred to the ECC.</p>
	2/2	4/15/07	New Additions - Renumber Entire Section

			<p>New Definitions: “<i>Factory Built Home</i>”, “<i>Modular Home</i>”, “<i>Manufactured Home</i>”, “<i>Mobile Home</i>”, “<i>Panelized, Prefabricated, Precut Home</i>” and “<i>Site Built Home</i>” in order to conform to state and federal regulations.</p> <p>2.10 Fence – Delete reference to “stone” because if a stone fence/retaining wall is constructed it becomes a permanently affixed structure and may require a setback variance.</p>
3 (continued)	3/3	4/15/07	<p>3.1.2 Building Code Compliance – change reference from Uniform Building Code (UBC) to International Residence Code (IRC).</p> <p>3.1.4 Added MH50 mobile homes shall comply with Archuleta County and State of Colorado Certified Housing of Urban Development (HUD) codes.</p> <p>3.1.13.4.2 Roof Colors – Add “Copper” (DCC #1); delete “Brite Red”.</p> <p>3.1.3 Modular Homes – change reference from UBC to IRC (typical throughout BPP).</p> <p>3.1.7 changed requirements for inclusion for major projects.</p> <p>3.1.7.3.1 Identified information required on plan elevations</p> <p>3.1.10.3 Equal or greater quality shingle required on mobile/manufactured homes when re-roofing.</p> <p>3.1.11.4 Requires skirting to be blend with rest of structure</p> <p>3.1.12 32 square foot covered entry required on all residences – deleted reference excluding mobile/manufactured homes.</p> <p>3.3.4.8 A drainage plan may be required as part of the construction process</p>
	4/2	4/15/07	<p>4.2.5 Color reference needed for siding, wainscot, skirting, and retaining wall.</p> <p>4.3 Eliminated reference to “factory built”</p> <p>4.3.2, 4.4.2, 4.5.2 Added reference to section 4.2 for list of submittal requirements.</p> <p>4.3.2.2 and 4.3.2.3 Changed UBC to IRC/compliance to IRC adopted by Archuleta County</p> <p>4.4.3 Added detailed and labeled photographs submittal for all four mobile/manufactured elevations.</p> <p>4.4.3 Removed reference to “used” mobile homes; submittal is the same as outlined above.</p> <p>4.4.4 Added requirement for covered entry plans.</p> <p>4.6 Re-formatted “Application for Building Plan Approval”; added reference for silt fence (1.7); “as-formed” foundation survey (1.8);</p>

			<p>deck/patio/porch/screening/skirting project details (2); Utility Easement (3); parking space and garage requirements (3.1); retaining wall and wainscot detail (3.2).</p> <p>4.8.1 and 4.8.2 Eliminated clients name and physical address based on work session with surveyors</p> <p>Section 4.8 NOTE added to the bottom of the page: 2.a defines “as formed” survey measurements.</p>
3 (continued)	6/2	4/15/07	<p>New Section 6.3.2.1 – “Corner lots are platted with two front yards / street frontages and must comply with front yard height and design fence guidelines.”</p>
	8/1	4/15/07	<p>Regulations updated by Archuleta County May, 2006 / updated cover sheet and inserted regulations.</p>
	11/1	4/15/07	<p>Add utility easements and lot corner setbacks as outlined in the Declarations of Restrictions and/or the Subdivision plat.</p> <p>Parking space restrictions – R-1-T, R-1-100, R-2, R-3, and C-1 (e)</p> <p>Setback reference for 3 story structures (b)</p> <p>Corner lot reference (m)</p>
	15/1	4/15/07	<p>Regulations updated by Archuleta County May, 2006 / updated cover sheet and inserted regulations.</p>
	16/1		<p>Modify Variance Deadline from Friday to Monday to accommodate responses to be received and included in ECC meeting packets; approximately an additional five days.</p> <p>Updated meeting and submittal deadlines for 2007.</p>
	17/2	4/15/07	<p>New Addition - Colorado Division of Housing – Manufactured Housing Board and state code</p>

			<p>registry; 1313 Sherman St., Rm 323, Denver, CO 80203; Diana Jones, (303) 866-4616</p> <p>Update Surveyor list to include “State of Colorado Registered Engineer” classifications.</p> <p>Added Planning Department and contact for San Juan Basin Health.</p> <p>Updated Forest Service phone #.</p>
3 (continued)	18/3	4/15/07	Updated Sections 1, 2, 3, 4, 6, 8, 11, 15, 16, and 17; included changes in the building Permit Process as adopted by the PLPOA Board of Directors on 3/8/07; with an effective date of 4/15/07.
4	10/1	1/1/08	<ol style="list-style-type: none"> 1. In first section added “manufactured” after mobile; increased inspection fee to \$190.00 and total fee to \$220.00 2. In construction of Multifamily structures; increased fees for two units to \$190.00 inspection and \$220.00 total fee; for three to five units to \$220.00 inspection and \$250.00 total fee. 3. Added “Major Construction Project” to former residential remodeling; increased inspection fee to \$50.00 and total fee to \$80.00. 4. Added “Minor Construction Project” to former “Miscellaneous” category; increased filing fee to \$30.00 and total fee to \$30.00. 5. Added “for each additional six-month period” to “Building permit extensions”, increased inspection fee to \$70.00 and total fee to \$100.00. 6. Added mobile/manufactured home “acceptable condition” inspection fees and referenced section 2.1. 7. Added “non-refundable” to inspection and filing fees note.
	16/1	1/1/08	Inserted dates for new 2008 meeting schedule and included agenda variance application deadlines.
	18/4	1/1/08	Updated Sections 10 and 16; included changes in the building Permit Process as adopted by the PLPOA Board of Directors on 11/08/07; with an effective date of 1/1/08.

5	2/3	2/8/08	<p>2.1 Defined “Acceptable Condition”</p> <p>2.1.1 – 2.1.7 Defined “Acceptable Condition” criteria for: color, structural integrity, exterior siding, trim and fascia, roof, windows, windowpanes, frames, doors, and other such as: HUD registration, penetrations such as TV cable, phone, furnace and other exterior features such as shutters and exterior light fixtures.</p> <p>2.28 Added definition for “Purging”</p> <p>2.34 Removed “as defined by the Uniform Building Code” from the definition of “story”.</p>
	3/4	2/8/08	<p>3.1.4 Mobile/Manufactured Home for MH50 lot in Pagosa Vista Subdivision architectural standards modified to include the following:</p> <p>3.1.4.1 Inspected and certified “Acceptable Condition”</p> <p>3.1.4.2 HUD compliance</p> <p>3.1.4.3 HUD registration number and HUD data sheet submission.</p> <p>3.1.4.4 State approved foundation plan that meets requirements for “purging”.</p> <p>3.1.4.5 32-square foot covered entry and skirting requirement.</p> <p>3.1.10.1 Added new section to discuss requirements for foundations and concrete walls.</p> <p>3.1.11.4 Removed section and moved requirement for foundations to 3.1.10.2</p> <p>3.1.16 Added size requirement (12' x 20') for a single-car fully enclosed garage</p>
	4/3	2/8/08	<p>4.4 Added “on an MH50 lot in Pagosa Vista subdivision”.</p> <p>4.4.3 “Acceptable condition” certification referenced to Section 2.1</p> <p>4.4.4 Defined floor plans and elevation drawings for application submittal</p> <p>4.4.5 HUD registration number required</p> <p>4.4.6 HUD data sheet required</p> <p>4.4.7 Adequate plans needed and description of:</p> <p>4.4.7.1 State approved foundation and purging requirements</p> <p>4.4.7.2 Thirty-two square foot covered entry</p> <p>4.4.7.3 Skirting</p> <p>4.6 Application sections: item 5 Added mobile/manufactured home checklist needed items and updated title to include homes “on MH-50 lot in Pagosa Vista Subdivision”</p>

		4.8.7 Added “on an MH50 lot in Pagosa Vista subdivision”, shown from exterior walls 4.8 NOTE 3 Added the word “wall” 4.8 NOTE 4 Defined “as-placed” verification for mobile/manufactured homes on MH50 Lots in Pagosa Vista Subdivision.	
	18/5	2/8/08	Updated Sections 2, 3, 4, and 18; included changes in the building Permit Process as adopted by the PLPOA Board of Directors on 1/10/08; with an effective date of 2/8/08.
	18/6	5/8/08	Updated Sections 1, 2, 3, 7, 9, and 18 with an effective date of 5/8/08 as adopted by the PLPOA Board of Directors and updated Section 13 with an effective date of 6/1/08 as adopted by the PLPOA Board of Directors on 3/13/08.
6	1/4	10/31/08	1.2.1.1 Clarified that renovation, repair and normal upkeep are considered to be maintenance not requiring a permit. 1.7.1 Added that extensions are for a maximum of 6 months per request 1.7.2 Added extension fees based on request – filing fees apply in all cases and a monthly inspection fee will be charged for each request 1.7.3 Added from original approval
	3/6	10/31/08	3.1.1.3 Added for vehicles and recreational vehicles Removed reference to pad material.
	4/5	10/31/08	4.7 Added that building permits are valid for six months from date of approval and renumbered sections.
	6/3	10/31/08	6.2.8 Added a section for garden fencing and allowance for fencing to remain year round if maintained in good repair. 6.2.8.2 Added gardens greater than 300 square feet enclosed by a fence with a top rail require a permit.
	9/1	10/31/08	9.4.2.1 Added the inspection fee will be returned to the property owner if the request is disapproved.
	10/2	10/31/08	Added language to clarify that permit extensions are limited to a maximum of 6 months per request Removed flat inspection fee of \$70.00 and added a \$12.00 per month inspection fee for a total fee range of \$42.00 to \$102.00
	18/7	10/31/08	Updated sections 1, 3, 4, 6, 9, 10, and 18 proposed 9/18/08 with an effective date of 10/31/08 as adopted by the PLPOA Board of Directors on 10/9/08.
7	13/4	12/10/09	Updated by the Board of Directors on 12/10/09 to include additional information on fishing and boating regulations

	16/4	10/30/09	ECC approved ECC meeting dates with deadlines for agenda and variance submittal dates for 2010.
	18/7	12/10/09	Included changes as noted for Sections 13, and 16.
8	13/5	11/5/10	PLPOA Board of Directors approved the ECC recommended and approved meeting dates with deadlines for agenda and variance submittal for 2011.
9	Entire Process	1/1/11	All references to Building Permit Process changed to “Project Permit Process”
	Entire Process		All references to a building permit changed to a “project permit” All references to property owner and contractor agreement changed to “project agreement”
	Entire Process		Section 8 Archuleta County Sign Regulations and Section 15 Archuleta County Outdoor Lighting Regulations eliminated – questions referred to the Archuleta County website. Section 13 Neighborhood Rules and regulations eliminated This caused the entire package to be renumbered - Section 9 through Section 12 became Section 8 through Section 11 and Section 14 through Section 18 became Section 12 through Section 15, and paragraphs within those sections were renumbered.
	Section 1	1/1/11	<p>1.1.1 Added “written approval by the Committee using a Project Permit to accomplish ...</p> <p>1.2.1 Added “driveway, parking pad, retaining wall, greenhouse, carport and solar panel”</p> <p>1.2.2 Added and/or a mobile... and MH50 “platted” lot</p> <p>1.3 New section – Written requests for project approval are required for: exterior color change, revision or change to an active approved project, removal of trees and children’s plat equipment greater than 65 square feet</p> <p>1.3.3 Added (Ref. Section 2.40)</p> <p>1.4 New section – Property /Structure Maintenance</p> <p>Caused subsequent sections to be re-numbered</p> <p>1.5 Added “hereinafter referred to as the Department or DCC”, added “and</p>

		<p>approved”/ added “and written requests”, added “ the Declaration of Restrictions and Project Permit Process” and “Project Permit”.</p> <p>1.5.1 Added “and approvals”</p> <p>1.5.2 Added “and written requests”, added “as outlines below” and added” “as outlined on the ECC meeting schedule, removed “with Section 1.4 below and refer to schedule Section 16</p> <p>1.6.1 Added “the Declaration of Restrictions and Project Permit Process”</p> <p>1.6.2 Added “properties”</p> <p>1.6.3 Added ‘are”</p> <p>1.7.1 Added “ or written requests”, “shall”, and “Project Permit”</p> <p>1.7.2.1 Added “shall”</p> <p>1.7.3.1 Added “Grade changes”</p> <p>1.7.3.7 Changed i.e. to e.g. and added etc.</p> <p>1.8.1 Removed “minor” and see Section 4.6 and Added “submitting a written request for review and approval’</p> <p>1.9.2 Removed “see Section 10 and added “refer to fee schedule – Section 9”</p> <p>1.9.3 Added “project”, removed permit, added not completed within”, added “date”</p>
Section 2	1/1/11	<p>2.11 Added “or screens”</p> <p>2.13.1 Added “to the ground level”</p> <p>2.1.15 Changed i.e. to e.g., and Added ‘ to owner’s</p> <p>2.15 Changed i.e. to e.g. and made “owner’s” possessive</p> <p>2.16.4 Added “pueblo-”</p> <p>2.24 Removed tree removal, added “fence’ and removed “exterior painting involving a color change”</p> <p>2.25 Removed remote and added “off-site”</p> <p>2.26 Changed “a” to “an”</p> <p>2.40 Removed “Source: Neighborhood Rules and Regulations”</p>
Section 3	1/1/11	<p>Section 3 heading changed to “Architectural and Environmental Standards</p> <p>3.1 Added “ Requirements and”</p> <p>3.1.1 Added “located”</p> <p>3.1.2 Removed International Residential Code (IRC) or other codes adopted by and added “building code”</p> <p>3.1.3 Changed i.e. to e.g. and added “etc.”</p> <p>3.1.4.1 Added “per Section 2”</p> <p>3.1.6 Removed “construction”</p>

		<p>3.1.6.2 Removed “which includes a compass north”</p> <p>3.1.6.3.1 Changed all i.e. to e.g., changed comma to colon after cedar and added etc. after list of exterior elevation identifiers</p> <p>3.1.6.4 Added “exterior”</p> <p>3.1.6.5.2 Changed i.e. to e.g.</p> <p>3.1.6.5.4 Added “which” and removed reference to a specific scale</p> <p>3.1.8 Added “ and Structures”</p> <p>3.1.8.1 Removed “out” in outbuilding and added “Project”</p> <p>3.1.8.2 Removed “ excluding growing domes”</p> <p>3.1.8.3 Added “ and structures”/removed “with Committee approval” and added “or DCC qualified compatible”</p> <p>3.1.8.4 Changed i.e. to e.g. and added etc. after building</p> <p>3.1.9.6 Added “-“ between pueblo and style</p> <p>3.1.10.1 Added “supported and”</p> <p>3.1.11.1 Added “allowed”</p> <p>3.1.11.3 Added “is required and”</p> <p>3.1.12 Added “be”, “feet in area and shall be”, removed “have”, “foot” and “entry way”</p> <p>3.1.13 Added “shall”, added “within 300”, added “for existing structures a written request shall be submitted to the ECC for approval, with no fee, which outlines the proposed exterior color change(s), identifying the color(s), placement and finish/removed “will”, and “in the line of sight”</p> <p>3.1.13.1.1 Removed “Any” and added “No” and removed “not”</p> <p>3.1.13.1.2 Removed “allowed” and added “recommended”</p> <p>3.1.13.1.4 Repositioned “paint” and added “siding or roof”</p> <p>3.1.13.1.5 Added “recommended”, “to match a proposed color” and ‘The Committee approves colors only and does not endorse any specific manufacturer”</p> <p>3.1.13.1.9 Changed i.e. to e.g.</p> <p>3.1.13.1.13 Added “shall”</p> <p>3.1.13.1.14 Added “the use of colors on the PLPOA color chart is strongly recommended”</p> <p>3.1.13.4.2 Section eliminated</p> <p>3.1.14 Added “Refer to” and removed “are hereby incorporated as Section 15”</p>
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		<p>3.1.20 Removed “structural” and added “exterior features”</p> <p>3.1.20.1 Removed “should” and added “shall”</p> <p>3.1.20.3 Section eliminated</p> <p>3.1.20.4 Section eliminated</p> <p>3.1.21.1 Removed “be at least 12 foot wide and 24 foot long” and added “conform to Archuleta County specifications”</p> <p>3.1.21.2 Removed “and should conform to and be verified by the property owner to one of the following” and added “using concrete, asphalt, gravel, pavers and/or stone”</p> <p>3.1.21.2.1 through 3.1.21.2.3 eliminated</p> <p>3.1.22 Added “installed in accordance with manufacturer’s standards and Archuleta County regulations”, remainder of section eliminated.</p> <p>3.1.24.2 Added “shown”</p> <p>3.1.24.3 Capitalized “S” in State</p> <p>3.1.25 Removed “anchored to a permanent foundation” and added “shall be permanently anchored according to manufacturer’s specifications, remainder of section eliminated</p> <p>3.1.26 Added a new section “Children’s Play Equipment”</p> <p>3.1.26.2 Section eliminated</p> <p>3.1.26.3 through 3.1.26.5 to be renumbered in final copy</p> <p>3.1.26.3 Changed “indicating” to “indicate” and added “explain”</p> <p>3.1.26.4 Changed “houses” to “house”</p> <p>3.1.26.5 Changed “House” to “house”</p> <p>3.2 Added “a property owner may pursue a variance per Section 8 Variances, remainder of section eliminated</p> <p>3.3 Added “Requirements and”</p> <p>3.3.3.1 Added “Committee”, and “a letter requesting approval from the ECC, with no fee, shall be submitted to remove trees. The request should include the reason for removal along with a site plan drawing or PILC showing the tree locations, number and species and a Section 4.7 project agreement. The property owner/contractor will flag the proposed trees to be removed.</p> <p>3.3.4.1 Changed “When” to “when”, “The” to “the” and removed “therefore”</p>
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		3.3.4.2 3.3.4.5 3.3.4.7 3.3.4.9 3.4 3.4.2	Removed “lakes, rivers and tributaries and changed to “tributaries, rivers and lakes” in two areas Removed section and renumbered following sections Changed “their” to “his or her” in two areas, capitalized the “s” in State, and removed “A certification will be required of the owner/builder’s engineer stating that the proposed construction will in no way negatively impact the adjacent or nearby properties and is adequate to provide positive drainage for the subject, nearby and adjacent properties” Added the following paragraph “ Removed entire section Moved to 1.4
Section 4	1/1/11	4.2.4 4.4.4 4.5 4.5 4.8.7 4.8.8 4.8.14 4.8.15	Removed “except” and added “for” Added “Two sets of dimensioned plan drawings for north, south, east and west elevations are required for new manufactured homes and removed “Floor plan drawing and north, south, east and west elevation drawings. Photos, judged to be adequate by the DCC, may be substituted for the elevation drawings”. Section 2 – driveway added “pavers” Section 3.2 – roof – changed pitch to read “pitch ____ in 12” Added “to foundation walls”, “similarly shown perpendicular from property lines” Added “all- weather” material – concrete, asphalt, gravel, etc.” and changed i.e. to e.g. Added “True” Changed i.e. to e.g.
Section 5	1/1/11		Policy/Procedure manual/section D/# 2 changed 20 to “25”, removed lot property line and added “high water line”/ # 7 removed “Material specifications are subject to the approval of Pagosa Area Water and Sanitation District”, Section E # 4 Added “Archuleta” and “Clerks Office” Attachment 1/Section 1/Added “twenty-five feet from the high water line”
Section 6	1/1/11	6.3.2	Removed “or’ and added “of”, removed “Vista and acreage subdivisions – height cannot exceed 5 feet. Other subdivisions

		<p>– height cannot exceed 4 feet and must be rail or other fencing with more open than solid fencing.”</p> <p>Added “Acreage subdivisions – height cannot exceed 5 feet. Other subdivisions – height cannot exceed 4 feet and must be rail or other fencing with more open than solid fencing”</p> <p>6.3.2.1 Added “ and “rail or open fence only”</p> <p>6.3.3 Removed “Vista subdivision, capitalized “Height” and removed “other subdivisions height can not exceed 5 feet”</p> <p>6.7.5 Changed Section 10 to Section “9” Adjusted the “Fence Heights” graphics to show the correct heights.</p>
Section 7	1/1/11	<p>7.2 Removed “per Section 7.9”</p> <p>7.2.3.4 Added “in height”</p> <p>7.6 Removed original Section 7.6 Real estate signs – and adopted as the new Section 7.6 section 7.1.7.21 of the Archuleta County Land Use regulation section 7</p> <p>7.8 Added “Maintenance and Sign Removal section”</p>
Section 8	1/1/11	<p>Renumbered section 9 to become section 8</p> <p>8.1.1 Changed that to “but”</p> <p>8.1.2 Removed “is in” and added “may not be in”</p> <p>8.3.1 Added “properties within 300’ of the property line”</p> <p>8.7 Added “Application for Variance” title</p> <p>8.7 # 4 4-1Removed 9-4 and added 8-5, # 4 4.2 changed Section 2 to “Section 4” and # 8 Removed “and inspection”</p>
Section 9	1/1/11	<p>Major project - Added “structure in excess of 200 square feet, growing domes, and”/valuation of \$5,000.00 removed and changed to \$7,500.00</p> <p>Minor project - Added “less than 200 square feet, grade change, patios” and removed garages/valuation of \$5,000.00 removed and changed to \$7,500.00</p> <p>Extensions – Removed “maximum six month period (per request)” and added “request”/under total fee changed to \$90.00 – removed filing fee and \$12.00 per month inspection fee.</p> <p>Variance request – Added “Owner Initiated”, eliminated Inspection fee and changed total fee to \$30.00.</p> <p>Added in the Please Note section – “required on all projects unless otherwise specified. Fees are ...by the Board of Directors”</p>

	Section 14	1/1/11	Removed Daryl Coster and Bud Short as surveyors – no longer servicing the area.
	Section 15	1/1/11	In red line draft indicated changes to Sections 1-9 for initial PLPOA Board of Directors review on 9/9/10 Additional red line draft changes changed per 10/5/10 PLPOA Board of Directors work session for review at the PLPOA Directors Board meeting on 11/11/10. Adopted with an effective date of 1/1/11.
10	Sections 1, 3, and 15	Effective 12/12/11	In red line draft indicated changes to Section 1 and 3 – changed DCC to DCS and Department of Covenant Compliance to Department of Community Standards. 1.3.4 corrected spelling then to than 1.5.1 Conditionally Acceptable Pending Review by the ECC added to ECC approval process 1.5.1.1 ECC to be informed of building without permit issues and fine recommendation(s) 3.1.8.3 outbuildings to be architecturally compatible 3.1.8.3.1 Architectural requirements for pre-manufactured sheds and storage units 3.1.8.5 Outbuildings on consolidated should be integrated in design with the main house/ingress and egress from primary driveway.
11	ALL	2/10/13	Complete Restatement
12	Section 5	5/11/13	5. Permits for docks and 2.12. dock definition.
13	Sections 1, 2, 3, 4, 7 & 8	6/9/13	1.6.2 Adopted a “Preliminary Project Review Process” between the ECC and the applicant. 4.9 Standardized plans for: stick built sheds, deck & deck covers, and deck and stair railing 7.4 Allow banners through a consent process w/o an application fee. 8. Added Variance Guidelines handout with the variance application
14	Section 1 & 3	8/6/15	Revision to section 1: added 1.1.4.ECC Liability Revisions to section 3: 3.1.14 & 3.1.19 to include new standards on exterior lighting and street address numbers
15	Section 1	11/17/15	1.2.1 Definition of Improvement
16	Section 1	11/17/15	1.3.6 Landscape Improvements with setbacks 1.5 Defines Landscape Improvements/Maintenance

17	Section 2	12/10/15	2.39 Defined “Portable Agricultural Structure 2.59 Defined “Temporary Structure”
17	Section 3	12/10/15	3.1.30 Portable Agricultural Structures defined as to use, location, permitting and architectural standards
18	Section 3	2/11/16	3.2 Exterior Mechanical Equipment- 3.2.1 Definition, 3.2.2 Installation requirements, 3.2.3 Integrated into home design, 3.2.4 Portable generators not hardwired, 3.2.5 Generator placement, 3.2.5.1 Location of fuel tanks noted on PILC, 3.2.5.2 Confirm gas supply available, 3.2.6 Archuleta County permit required, 3.2.7 Maximum decibel limits
19	Section 2	2/11/16	2.18 Defined “Exterior Mechanical Equipment”
20	Section 2	7/14/16	2.2 Defined “Animal Enclosure” 2.62 Defined “Temporary Structures”
21	Section 3	7/14/16	3.1.29 “Temporary Structures” 3.1.29.1 What is a temporary structure? 3.1.29.2 Structures require ECC approval 3.1.29.3 Dates temporary structures are allowed 3.1.29.4 How temporary structures are constructed 3.1.29.5 How temporary structures are supported and located 3.1.29.6 Temporary coverings=temporary structures
22	Section 6	7/14/16	6.2.9 Defined “Animal Enclosures”
23	Section 6	7/14/16	6.2.10 Additional criteria/requirements for “Animal Enclosure” 6.2.10.1 Review and approval needed 6.2.10.2 No fee 6.2.10.3 Must be at least 10' from property line 6.2.10.4 Location in side yard cannot go beyond front plane of residence 6.2.10.5 Roof kits need review and approval 6.2.10.6 Variance required if above criteria not met
24	Section 3	4/4/16	3.1.4 Mobile Manufactured Home 3.1.4.3 HUD Registration Number required 3.1.4.3.1 HUD registration number not available process
25	Section 9	1/1/17	Section 9 – fees adjusted

26	Section 1	12/14/16	1.6 Approval of tree removal, boat docks and permit extensions delegated by the ECC for the following applications to staff members as noted: Tree removal and Boat docks by the Department of Property and Environment Manager, Permit Extensions by the Department of Community Standards Manager, ECC Administrator or the General Manager. Signed document in Department of Community Standards-ECC- ECC Issues-Designated Approval Authority.
27	Section 3		3.1.5 Modular Home on MH50 lot in Pagosa Vista 3.1.5.1 Foundations required 3.1.5.2 Covered entry required 3.1.5.3 60 square foot storage unit required
28	Section 6	5/11/17	6.1 It is the property owner's responsibility to ensure that the fence is placed within the limits of the owner's property. (copied from 6.34) 6.1 "Please note"...
29	Section 9	9/15/17	Updated fees as approved by BOD on Sept 14, 2017. Effective Jan 1, 2018 (separate document until included prior to 1/1/18)
30	Section 9	1/11/18	Updated fee schedule effective 1.11.18 – Major-Project fee schedule changed to \$12,500.00 for the break point between the two types of applications – Major and Minor.
31	Section 10	1/30/18	Added last 3 columns on chart, added a few notations to refer to the Declarations
32	Section 4	2/7/18	Deleted requirement that a copy of Certificate of Occupancy must be submitted. Beyond the authority of the ECC.
33	Section 2	2/12/18	Deleted requirement of obtaining a Certificate of Occupancy from Archuleta County. (see above)
34	Section 10	2/22/18	Made corrections to Section 10, all 3 pages.
35	Section 1	2/28/18	Added a few examples to 1.8.3.7
36	Section 3	2/28/18	Made some additions to reflect the Declaration of Restrictions. Sections: 3.1.7, 3.1.9, 3.1.25.5. Clarified fee in 3.1.32.3. Acknowledged County can approve other foundations in 3.1.12.1. To be in compliance with State law, Section 3.1.19.
37	Section 4	2/28/18	Changes to reflect Declaration of Restrictions and other parts of this document. Section 4.4.8, reflects

			a new rule requiring Purging of all new installations of Manufactured homes.
38	Section 2,3, 4 & 6	2/28/18	Inserted revised definition of “Height from grade” as approved by BOD Resolution, 2017-02 and associated illustration. Added reference sections. Added def. of “Hammerhead” Section 3.1.26 was changed because a house cannot receive a CO w/o a kitchen, thus must be constructed after the main home. Clarification on when permits are required. (Sec 6) Update snow load requirements for MH-50 (4.4.6) Added 3.6, Was passed as a rule at BOD meeting on 5/11/17
39	Section 1, 8	4.11.18	Inserted new section 1.3, which is a culmination of section 3.1.9.4 & 2.3 and 6.3.5 Section 8.7, added last two certified requirements in 3.2 of form.
40	Sections 3, 6	6.15.18	Inserted 6.2.7.1; Changed, added to 3.1.25.1 & 3.1.25.5; Changed 3.1.31 Temporary Structures. As approved by BOD 6.14.18, Resolution 2018-05
41	Section 4	4.7	Matching the more restrictive County work times and the PLPOA times
42	Section 2 & 3	9.24.18	Add definition of Hammerhead Clarifications in Driveway section and adding Hammerheads
43	Section 9	1.23.19	Added the sentence on Substantial ECC reviews of changes to active permits may require this fee. This is established in PPP 1.10.2
44	Sections 2, 3 &6	4.11.19	Def: Building Coverage/Commercial added Sec 3.1.11.5, section simplified Sect 6.2.2 Paragraph 2 was added Sec 6.2.3 Effective date was added; more general details were added Sec 6.2.4 T-post restrictions added
45	Section 3	6.10.19	Section 3.1.16, simplified language, making it more understandable.
46	Section 3	7.15.19	Section 3.2.5, Added this section: Goose Mitigation Buffer
47	Section 3,4	7.24.19	Section 3.1.4 and Section 4.4 Removed HUD number requirement. The manufacture date must be after 1976.
48	Section 3.2.1	10.15.19	Section 3.2.1, added language to be consistent with the language in our enforcement/Welcome Letter (after owner is approved for Project Permit)
49	Section 2.1.4	10.24.19	Updated County requirements.

50	All Sections	12/19/19	Updated and edited wording in all sections. Removed Section 12 Roads and replaced with Solar Panel Permits and took out the Notarized signatures in the dock permits
51	Section 4.5.7 & 4.5.8	1/16/20	4.5.7 commercial submittal requirement and 4.5.8 Multi Family submittal requirement wording. Also changed applications for projects
52	Section 5	2/6/20	Changed procedure from PAWAS first to bring it to us and we will get it to PAWAS.
53	Sections 2.64, 3.1.31, 4.6, 6.1.1 & 6.1.2	2/6/20	Changed wording to differentiate between temporary and seasonal items. Also changed all applications section 4, 5,6, 7, 8, & 11
54	Sections 1.2.1, 2.23, 3.1.16.1, 4.9.6	7/9/20	Resolution 2020-05 added poles to the permit process adding verbiage in the following sections 1, 2, 3 & 4
55	Section 9	8/13/20	Resolution 2020-07 change the extension fees for permits and their late fees
56	Section 1.9.3.8 & 4.8	1/14/21	Resolutions 2021-01 Forms Inspection Policy
57	Sections 1-10 & 12-15	2/18/21	Did language modification and application changes and update.
58	Sections 1, 2, 3, & 7	9/9/21	Resolution 2021-19 revising PPP in accordance with state law changes
59	Section 3.1.13.3 & 4.8	6-16-22	PPP language modification and changing PILC to Site Plan in all relevant sections 2, 3, 5, 6 and 12
60	Section 9 & 13	12/30/22	Updated the fee schedule and meeting days and added Sample Watermark to the applications within document.
61	Section 1.12	5/11/23	Resolution 2023-01 adding to the PPP Policy regarding change of ownership while having an open permit
62	Section 3.2	7-13-23	Resolution 2023-02 Policy meeting HB23-1233 requirement for adding policy to PPP for EV charging stations on individual properties
63	Sections 3, 4, and adding 4.9.7	7-13-23	Resolution 2023-03 Policy meeting SB23-178 requirement for adding policy to PPP for Drought Tolerant Landscapes and 3 pre-approved Water Wise Garden Designs
64	Sections 9 and 13	12-15-23	Fee schedule changed and updated the meeting schedule for 2024 Effective 1/1/24
65	Section 5.1	6-13-24	Resolution 2024-01 & 02 Shoreline improvements and permitting requirements

66	Section 3.1.10.6	7-11-24	Resolution 2024-03 Adding this new section for the use of fire hardened building material.
67	Section 3 3.1.20.1 & 3.1.31	11-14-24	Resolution 2024-06 The addition to add a permit for Dumpsters, Zircons, steel container, or portable container for the storage of construction material, equipment, or household goods during construction or remodel.
68	Section 9 and 13	12-09-24	Fee Schedule and Meeting schedule for 2025 Effective 12/09/25
69	Sections 9 and 13	1-05-26	Fee Schedule and Meeting schedule for 2026 Effective 1/05/2026