

**Pagosa Lakes Property Owners Association  
IMPROVEMENT DESIGN STANDARDS  
&  
PROJECT PERMIT PROCESS**

**SECTION 13: ECC MEETING DATES WITH SUBMISSION DEADLINE  
DATES FOR 2026**

<b>PERMIT APPLICATION DEADLINE FOR SUBMISSION TO CORRESPONDING ECC MEETING</b>	<b>MEETING DATES</b> (1 <sup>st</sup> and 3 <sup>rd</sup> Thursday) 10:00 AM PLPOA CONFERENCE ROOM <b>Work Session maybe moved to Meeting Days if the agenda is small.</b>
December 29, 2025 because of holidays	January 8, 2026 (Work Session Jan 7)
January 8, 2026	January 22 (WS Jan 21)
January 22	February 5 (WS Feb 4)
February 5	February 19 (WS Feb 18)
February 19	March 5 (WS Mar 4)
March 5	March 19 (WS Mar 18)
March 19	April 2 (WS Apr 1)
April 2	April 16 (WS Apr 15)
April 23	May 7 (WS May 6)
May 7	May 21 (WS May 20)
May 21	June 4 (WS Jun 3)
June 4	June 18 (WS Jun 17)
June 18	July 2 (WS Jul 1)
July 2	July 16 (WS Jul 15)
July 23	August 6 (WS Aug 5)
August 6	August 20 (WS Aug 19)
August 20	September 3 (WS Sep 2)
September 3	September 17 (WS Sep 16)
September 17	October 1 (WS Sep 30)
October 1	October 15 (WS Oct 14)
October 22	November 5 (WS Nov 4)
November 5	November 19 (WS Nov 18)
November 19	December 3 (WS Dec 2)
December 3	December 17 (WS Dec 16)

**NOTE:** ECC work sessions are on Wednesday morning prior to the ECC meeting at 8:30 am in the PLPOA Conference Room. All applications are reviewed at the work session. Also, variance applications deadlines are 3 weeks prior to the meeting dates – please call the office (970-731-5635 ext. 204) for questions. Email: [applications@plpoa.com](mailto:applications@plpoa.com)

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**SECTION 9: APPLICATION FEE SCHEDULE**

**ALL PROJECTS NEEDING AN AS FORM SURVEY WILL HAVE AN ADDITIONAL FEE OF \$100.00**

**THERE IS AN ADDITIONAL CHARGE 2.99% FOR USING A CREDIT CARD**

Application Type	ECC Filing Fee	Inspection Fee	Total due	Application Type	ECC Filing Fee	Inspection Fee	Total due
Construction of: single-family residential or Mobile/Manufactured and Modular home	\$30.00	\$1080.00	\$1110.00	Major Project – structure 200 square feet and larger, growing domes, remodeling, reconstruction, alterations, additions, etc., valued over \$12,500.00	\$30.00	\$360.00	\$390.00
Construction of: multi-family structures (per structure);				Minor Project – structure less than 200 square feet, grade change, decks/patios, fence, remodeling, reconstruction, alterations, additions, etc., valued \$12,500.00 or less	\$30.00	\$15.00	\$45.00
• 2 units per building	\$30.00	\$1440.00	\$1470.00				
• 3-5 units per building	\$30.00	\$1800.00	\$1830.00				
• 6 or more units per building	\$30.00	\$2160.00	\$2190.00				
Construction of: commercial structure	\$30.00	\$1860.00	\$1890.00	Written Requests – color change, Play equipment, tree removal, active permit plan change, & Shoreline	\$0	\$0	\$0
Mobile/manufactured home “Acceptable Condition” inspection fee (Project Permit Process Section 2.1)			\$60.00 per hour	Sign applications/permanent Temporary signs/banners	\$30.00 \$30.00	\$150.00 \$80.00	\$180.00 \$110.00
Owner Initiated Variance Request	\$30.00	\$0	\$30.00	Boat dock permit and license	\$30.00	\$30.00	\$60.00

***An additional \$100 late filing fee must be submitted with project applications/written requests when a project has begun without prior approval or a permit issued from the Environmental Control Committee.***

**Permit fee for extending permit each additional 6-month period:**

- 1<sup>st</sup> Extension Fee \$100.00 (If the payment is late, the late filing fee is an additional \$200.00).
- 2<sup>nd</sup> Extension Fee \$200.00 (If the payment is late, the late filing fee is an additional \$400.00).
- 3<sup>rd</sup> Extension Fee \$1000.00 (If the payment is late, the late filing fee is an additional \$1000.00).
- 4<sup>th</sup> Extension Fee \$2000.00 (If the payment is late, the late filing fee is an additional \$1000.00).
- 5<sup>th</sup> and subsequent extension fees are \$5000.00 each (If the payment is late, the late filing fee is an additional \$1000.00 for each subsequent extension that is late).

**PLEASE NOTE:**

**Permit fees are required on all projects unless otherwise specified.** Fees are subject to change by the Board of Directors at any time. All filing fees are non-refundable.