

**BEAR CREEK LANDOWNERS ASSOCIATION
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL
& AUTHORIZATION TO BEGIN CONSTRUCTION**

June 10, 2006



**OWNER INFORMATION
TO BE FILLED OUT BY OWNER**

Date _____

Lot No. and Bear Creek Address _____

Owner(s) _____

Mailing Address _____

City/State/Zip _____

Home Phone _____ Business Phone _____

Fax _____ E-mail address _____ (for expedited communications)

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

Name _____ Business Relationship _____

Mailing Address _____

City/State/Zip _____

SUBMITTAL PHASE *Note! This original form will be used for each phase and must be resubmitted in it's entirety for each phase along with the Architectural Committee's comments.*

This submittal: Preliminary _____ Final _____
Survey _____ Other _____

Contractor _____

Note! Your contractor must be identified no later than the Final Submittal!

~~~~~  
We (I) acknowledge that we have read the Architectural Documents contained in Step 1 below and agree to abide by the rules and regulations as outlined in those documents and in this submittal.

**Signed:** \_\_\_\_\_  
**Owner** **Owner**

For Architectural Committee Use: Member in Good Standing? \_\_\_\_\_

Assessments Current? \_\_\_\_\_ Association Dues Current? \_\_\_\_\_

Is Contractor in Good Standing with the Association? \_\_\_\_\_

Contractor Previous Infractions? \_\_\_\_\_

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**

June 10, 2006



---

**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

---

**STEP 1 – APPLICANT REVIEW ARCHITECTURAL DOCUMENTS:** The Owner should carefully review all portions of the following documents applicable to their project:

- a. Declaration of Covenants, Conditions and Restrictions and Amendments through July 1997.
- b. Final Plat for Specific Filing (your lot).
- c. Architectural Standards of 1992.
- d. Bear Creek Subdivision Architectural Standards (revised June 10, 2006).

( )

**STEP 2 – APPLICANT REQUEST ON-SITE PRE-DESIGN MEETING:** The Applicant, once satisfied that the intent of the above standards and guidelines can be met with their project, **and prior to preparing any preliminary plans**, must schedule an on-site Pre-Design Meeting with the Architectural Committee. **The owner proceeds with preliminary plans at their own risk.** The primary purpose of this meeting is to review concepts on site and to eliminate potential conflicts before design begins. The Committee recognizes that direct communication and a cooperative attitude is essential to the successful fulfillment of the objectives of the review and construction process.

This meeting must be between the owners and the Architectural Committee. Exceptions may be made only under extenuating circumstances. It is the owners' responsibility to work directly with the Architectural Committee to obtain the necessary approvals and to ensure proper construction procedures for their project. The Architectural Committee is under no obligation to provide guidance to your agent(s)/contractor or to direct compliance (to your contractor) with the Standards during construction. The Committee will make every attempt to be helpful, but the responsibility for the project remains with the owner(s). The Chairman of the Committee is presently: \_\_\_\_\_ at \_\_\_\_\_, Email \_\_\_\_\_, who will assist you in scheduling your meeting.

Pre-Design Meeting scheduled on \_\_\_/\_\_\_/\_\_\_ at \_\_\_\_\_ AM/PM between \_\_\_\_\_ (Owners) and \_\_\_\_\_ Architectural Committee Member(s). ( )

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**

June 10, 2006



**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**STEP 3 – PRE-DESIGN MEETING:** The Architectural Committee will meet with the owners on site. The owners will discuss in general their concepts, proposed siting, construction materials, access, colors, and any other item of interest. Committee members will walk the lot and adjacent lots to make a preliminary determination on the impact to adjacent lots and the subdivision concerning view corridors, drainage, access, setbacks, Conejos County regulations, proximity to adjacent structures, unique geographic features to be preserved, trees proposed to be removed, garage orientation, etc. Any issues that need to be resolved before the owners proceed with Preliminary Design will be documented. At the discretion of the Architectural Committee, the Committee may elect to prepare a **Site Analysis** of the lot prior to the owner proceeding further.

Pre-Design Meeting held on \_\_\_/\_\_\_/\_\_\_ at \_\_\_\_\_ AM/PM between  
\_\_\_\_\_ (Owners) and \_\_\_\_\_  
\_\_\_\_\_ Architectural Committee Member(s). ( )

Issues to be resolved prior to proceeding with Preliminary Design: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ ( )

Does the Architectural Committee elect to prepare a site analysis? \_\_\_\_\_

**STEP 3(A) - SITE ANALYSIS (AT THE DISCRETION OF THE ARCHITECTURAL COMMITTEE):**  
If deemed necessary, the Committee will prepare a site analysis of the lot to include existing view corridors, trees, vegetation, context of the building on site, wind patterns, solar orientation, visual impact, aesthetics, and other items of interest or concern.

Site Analysis prepared and discussed with Owners \_\_\_\_\_ ( )

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

LOT NUMBER: \_\_\_\_\_ OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

---

**STEP 4 – PRELIMINARY PLANS AND SPECIFICATIONS SUBMITTAL:** Preliminary plans and specifications will be submitted to the Committee and contain the following information as a minimum. Information will be entered onto this submittal and copies provided to all Committee members. This document will be used for the approval/disapproval of your project and a copy retained as the official record for your project. You need to be as thorough as possible on your information.

- a. **Site plan sketch on an enlarged copy of your lot plat** including:
1. dwelling (and garage, if applicable) location dimensioned to two property lines;
  2. entry and driveway location dimensioned to a property line (indicate resident and guest parking areas);
  3. location of dwelling appurtenances such as decks;
  4. other proposed structures such as small bridges;
  5. septic tank, tile field, and propane tank locations;
  6. rough grading plan including necessary culverts;
  7. proposed limit of construction site disturbance (*this is critical and should be held to the absolute minimum*);
  8. approximate locations and elevations of key features of natural terrain such as large rocks or rock outcroppings, streams, major drainage;
  9. locate major trees and trees (include type) affected by the proposed development; and
  10. indicate all setbacks and easements.

If possible, the owners should stake out their proposed floor plan prior to submitting their Preliminary Submittal for review by the Committee. If a survey is required (see below) you should have your surveyor stake out the corners.

b. **Survey:** A survey by a registered land surveyor *will be required* by the Committee *if* property corners/monuments are missing, rugged or heavily forested terrain precludes clearly establishing lot lines, or steep elevations preclude seeing lot corners, i.e., if the building location(s) and required setbacks cannot be clearly established. The need for a survey may be determined at the Preliminary Meeting. *If a survey is required*, it must clearly establish the following as a minimum:

1. The surveyor should reestablish any missing lot corners(s) and verify existing corners;
2. The surveyor should stake out the proposed building corner(s) or verify their location;
3. The surveyor should establish the elevations of building(s) and the various levels if the structure is a split level or located on a steep slope;

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

4. Show elevations of adjacent roads and drives where access is proposed;  
**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

---

- 5. Show elevations of key features of natural terrain such as large rocks or rock outcroppings;
- 6. Show trees affected by the proposed development and flag trees proposed to be removed; and
- 7. Show setbacks and easements (easements are shown on plat).

*Does the Architectural Committee require a Survey by a Registered Land Surveyor? Yes ( ) No ( )*

(If the owner has a survey done for other reasons such as for loan or financing purposes, a copy should be provided for the Association records).

c. **Preliminary Floor Plan and Roof Plan Sketch:** Preliminary Plans must be at a scale of no less than 1/8" = 1'-0" and must be in enough detail that the Architectural Committee can clearly determine the footprint of the building(s), it's dimensions, the area (square footage) on each floor, its relationship with the lot, what the height of the structure will be (on the roof plan), how the roofs work together, views that are desired through windows and glassed areas, location of fireplace(s), exterior decks and enclosed areas and any other unique features that are proposed for the dwelling. If you feel magazine clippings or pictures, manufacturer literature, etc., will help illustrate your ideas, please attach them. It is not advisable to proceed with final working (construction) drawings until the Committee has approved the preliminary submittal. ( )

d. **Proposed Exterior Materials and Colors:**

1. Walls – Materials (full log, D log, log diameter, log cut, species of wood, cedar siding, rock work, type of rock, log siding, etc.): \_\_\_\_\_

Colors \_\_\_\_\_

**(You must either apply a color sample on an actual wall before final Committee approval and ordering the product or submit a large sample with the color applied).**

2. Roofs – Materials (metal, composition shingle, etc. Note! The roof must be fireproof. No wood shingles are permitted. Indicate manufacturer). **Submit a colored roof sample for approval prior to purchasing/ordering roof material:** \_\_\_\_\_

Colors \_\_\_\_\_

3. Deck(s), Porches, Other Building Attachments – Materials (wood, plastics, recycled materials, etc.): \_\_\_\_\_

Colors \_\_\_\_\_

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**

June 10, 2006



**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

---

4. Gables, Soffits, Fascias and Other Trim – Materials: \_\_\_\_\_

Colors: \_\_\_\_\_

5. Windows/Window Trim – Materials (type, wood, vinyl clad, energy saving, type of glazing, fixed pane, etc.): \_\_\_\_\_

Colors: \_\_\_\_\_

6. Doors/Door Trim – Materials: \_\_\_\_\_

Colors: \_\_\_\_\_

7. Fireplace(s) - Materials (stonework, exposed metal, etc.): \_\_\_\_\_

Colors: \_\_\_\_\_

8. Foundation Covering/Below Deck Covering – Materials (stonework, lattice work, how much stem wall will be exposed, stem wall treatment, etc.): \_\_\_\_\_

Colors: \_\_\_\_\_

9. Screens/Fences Around Propane Tanks, Satellite Dishes, etc. – Materials (materials should be compatible with those used in exterior walls – log, siding, etc.): \_\_\_\_\_:

Colors: \_\_\_\_\_

10. Exterior Lighting – Materials (lights should be aesthetically compatible with the exterior style and must direct light downward): \_\_\_\_\_

11. Driveways – Materials: \_\_\_\_\_

12. Walkways – Materials \_\_\_\_\_

If you feel magazine clippings, pictures, manufacturer's literature, etc., will help illustrate your materials or colors, the Committee encourages you to attach them. ( )

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

A copy of your Preliminary Plans and Specifications Submittal must be mailed to each of the current following Architectural Committee members: ( )

1. \_\_\_\_\_  
Chairman  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ email: \_\_\_\_\_
2. \_\_\_\_\_  
Member  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ email: \_\_\_\_\_
3. \_\_\_\_\_  
Member  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ email: \_\_\_\_\_

One original will be annotated with the Architectural Committee's comments and returned for your use in **Step 8, Final Submittal of Plans and Specifications.**

**STEP 5 – POSTING OF THE PROPERTY BY THE COMMITTEE:** Once the Committee receives the complete Preliminary Plans and Specifications, the Committee will visibly post the property. The intent of such posting is to allow other lot owners the opportunity to inspect the plans and to comment. Every attempt will be made by the Committee to resolve any potential dispute between property owners prior to proceeding further with final plans. The posting sign will indicate:

**BEAR CREEK SUBDIVISION  
Architectural Standards  
June 10, 2006 Revision**

**POSTING**

In accordance with the Process for Architectural Review and Approval, Paragraph 3, Review of Preliminary Submittal, page 7, of the above Standards, this property is hereby posted as follows:

**Date of Posting:** \_\_\_\_\_  
**Lot Number:** \_\_\_\_\_  
**Filing Number:** \_\_\_\_\_  
**Final Date of Posting Period:** \_\_\_\_\_

Plans have been submitted by the Lot Owner with intent to commence construction. These plans are available for inspection and comment by other Lot Owners if desired. Please contact the Chairman of the Architectural Committee.

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

---

**STEP 6 – COMMITTEE REVIEW:** *After* the posting and comment period of ten (10) *calendar days*, the Committee will review the Preliminary Plans and Specifications submittal and will provide a written response to the owner. The Committee will attempt to perform its review within the posting period if possible. Committee comments, suggestion and recommendations will be consolidated and attached to or entered below:

**Comments on Preliminary Plans and Specifications:**

---

---

---

---

---

---

---

**STEP 7 – COMMITTEE ACTION ON THE PRELIMINARY PLANS & SPECIFICATIONS SUBMITTAL:**

**Committee Action:**

Date: \_\_\_/\_\_\_/\_\_\_

By: \_\_\_\_\_

- ◇ Approved as Submitted.
- ◇ Approved as Submitted. Address comments noted above in your Final Submittal.
- ◇ Approved as Submitted with the exception of Item(s) as noted above. Resubmit addressing those items.
- ◇ Resubmit beginning with Step \_\_\_\_ above.
- ◇ Approved as Submitted.
- ◇ Disapproved. Schedule a meeting with the Committee.

Comments:

---

---

---

In accordance with the Architectural Standards, in the event of any disapproval by the Committee of either a Preliminary or a Final Submittal, resubmittal of plans will follow the same procedures as an original procedure, starting with the step that failed to gain approval.



**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

Reasons for disapproval as submitted may include, but are not limited to: Plans do not conform to Bear Creek Covenants, Regulations, etc; plans, as submitted, represent a dwelling which fundamentally does not conform to the principles of quality in architectural materials or design and is lacking in aesthetic value; and incomplete packet/submittal.

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

LOT NUMBER: \_\_\_\_\_ OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

---

**STEP 8 – FINAL SUBMITTAL OF PLANS & SPECIFICATIONS:** After Preliminary Plans and Specifications are completely approved, the Applicant submits final plans and specifications as follows:

- a. A professional drafted (not a sketch) Final Site Plan indicating those items included in Step 4a, Site Plan Sketch, and Step 4b, Survey (if required), plus location of proposed utility connections, propane tank, septic tank, etc. If a survey is performed, the surveyor may include these items on the survey for you.
- b. Professionally drafted, complete Working (Construction) Drawings, at a minimum scale of  $\frac{1}{4}'' = 1'-0''$ , indicating those items included in Step 4c through 4d above plus:
  1. Final roof and floor plans;
  2. All exterior elevations with both existing and proposed grades and foundation (top and bottom) (level of detail will depend on terrain and slope of site);
  3. The height of the building measured from the highest point on the ground adjacent to the elevation shall be clearly dimensioned on one elevation (height shall not exceed 35’):
  4. Wall sections and exterior details, including chimneys, exterior stairs and decks, railings and supports, and materials, window and glass specifications.
- c. A proposed Construction Time Schedule containing as a minimum:
  1. Mobilize site (place portable chemical toilet, construction trailer, refuse dumpster, and other on site items as approved by the Committee)
  2. \_\_\_\_\_  
Begin foundation excavation
  3. \_\_\_\_\_  
Complete foundations
  4. \_\_\_\_\_  
Begin framing building/exterior shell/roof
  5. \_\_\_\_\_  
Complete building(s) exterior and **all** site work including driveways, walkways, propane screens, and final cleanup.  
***The Covenants require the exterior to be completed in eighteen months from c.1. above.*** You must plan accordingly. ( )
- d. **Owner’s Responsibility.** It is the Owner’s responsibility to ensure your dwelling conforms with applicable local, state, and federal building standards. Your plans should be engineered to meet local

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

snow, wind and seismic loads. The Bear Creek Landowners Association nor the Architectural Committee make any endorsement in relation to the structural, mechanical or electrical integrity of any dwelling or outbuilding approved or disapproved by

**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

---

any agent of the Association or its Architectural Committee. The Association recommends that if there is doubt on the part of the owner, the services of a professional engineer or architect familiar with the area be sought. The Architectural Committee may require you to obtain the services of a registered professional engineer or architect where site or other circumstances warrant.

( )

**STEP 9 – REVIEW & APPROVAL OF FINAL SUBMITTAL OF PLANS & SPECIFICATIONS:**

The Committee will review the final plans and staking and will provide a written response to the owner as expeditiously as possible. Committee comments, suggestions and recommendations will be consolidated and attached to or entered below:

**Comments on Final Plans and Specifications:**

---

---

---

**Committee Action:**

Date: \_\_\_/\_\_\_/\_\_\_

By: \_\_\_\_\_

- ◇ Approved as Submitted.
- ◇ Approved as Submitted. Address comments noted above in your Final Submittal.
- ◇ Approved as Submitted with the exception of Item(s) as noted above. Resubmit addressing those items.
- ◇ Resubmit beginning with Step \_\_\_ above.
- ◇ Approved as Submitted.
- ◇ Disapproved. Schedule a meeting with the Committee.

Comments:

---

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**

June 10, 2006



---

Again, in accordance with the Architectural Standards, in the event of any disapproval by the Committee of either a Preliminary or Final Submittal, resubmittal of plans will follow the same procedures as an original procedure, starting with the step that failed to gain approval. **PLAN APPROVAL IS VALID ON ONE SET OF PLANS FOR ONLY A 12 MONTH PERIOD. IF CONSTRUCTION IS NOT COMMENCED WITHIN THAT PERIOD, OR AS APPROVED IN THE CONSTRUCTION SCHEDULE, THE APPROVAL PROCESS MUST BE STARTED OVER.**

**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

---

**STEP 10 – THE CONSTRUCTION PHASE:**

**Construction of any type shall not commence until Final Approval is granted and all the above requirements and conditions are met including pouring a foundation, clearing trees or other site work. The Owner may not obtain a Building Permit from Conejos County prior to Final Approval. A copy of the Building Permit shall be provided to the Committee.**

The Owner is completely responsible for the actions of his/her contractor or for his/her actions if the owner elects to act as their own contractor. The contractor, his subcontractors or their employees have no rights at Bear Creek. The Association grants the contractor(s) access to work on your property. The Architectural Committee will not act as a “go-between” between the owner and the contractor. *Continued violations of Bear Creek regulations, construction regulations and reckless indifference to the safety, peace and well being of Bear Creek residents may cause your contractor or contractor employee to be barred from continuing work at Bear Creek on your residence.* The Owner must:

- a. Read carefully Section III, Construction Regulations of the Bear Creek Subdivision Architectural Standards, Revised June 10, 2006. Ensure that your contractor understands that continued violations of these Regulations may be cause for disbarment from continuing work on your project. The Committee recommends that you include appropriate language in your written contract to this effect. The Committee also recommends that your contractor have sufficient liability insurance to protect you and the Association.
- b. Direct your contractor to post Section III and Other Instructions in a readily visible location on the job site. A copy is attached for you to provide the contractor.
- c. Ensure that your contractor places portable chemical toilet(s)

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

on site, located as approved by the Committee, *before any* construction begins.

- d. Ensure that your contractor has obtained approval for the location of a field office, construction trailer, etc. from the Committee prior to placement. The contractor or his employees is not permitted to live on site. The intent is to site equipment in as a visually unobtrusive location as possible.

**LOT NUMBER:** \_\_\_\_\_ **OWNER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

---

- e. Owners may locate a trailer/camper on site after Committee approval for the duration of the exterior construction (not to exceed 18 months), but the location will be strictly controlled by the Committee to preclude a trailer park appearance. Depending on the location, the Committee may require the use of temporary architectural fencing, screening, etc., to block views of the trailer/camper.
- f. Watering of landscaping is prohibited.
- g. After construction commences, all proposed changes to the approved Final Plans and Specifications must be submitted in advance to the Committee for approval prior to effecting the change.
- h. The Owner must give written notice to the Committee Chairman of the exact date that construction begins (site mobilization) to establish the start date of the 18-month construction period.

**Work in Progress:** Committee member(s) will periodically inspect all work in process and give notice of non-compliance (if any) to the owner and the contractor. The notice of non-compliance may be posted on site and the owner notified. Depending on the severity of the non-compliance or construction violation, the Committee may issue a Stop Work Order to the contractor. No further work may continue pending the successful resolution of the non-compliance issue.

**STEP 11 – SUBSTANTIAL COMPLETION OF THE DWELLING & SITE EXTERIOR:** Substantial completion of the exterior must be no later than 18 months from start or sooner.

**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**



June 10, 2006

Date Started: \_\_\_\_\_ Substantial Completion Date:

\_\_\_\_\_

Upon Substantial Completion of the exterior or any other improvement for which the Committee gave Final Approval, the Owner shall give written notice to the Committee (Owner's Notice of Completion and Compliance). The Committee will then inspect the improvements and provide written notice of any non-compliance items, the remedy required and the time frame for correction.



**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**

June 10, 2006



**CONSTRUCTION REGULATIONS**

(Also refer to Section II, Construction Regulations of the Bear Creek Subdivision Architectural Standards, Revised June 10, 2006, for complete and detailed regulations. Following are some of the most critical items).

**These regulations must be posted in a readily visible location on the construction jobsite.**

Bear Creek is a privately owned community. As such, the contractor(s), subcontractor(s), suppliers or their employees have no rights at Bear Creek. The Bear Creek Landowners Association grants the contractor access to work on an owner's property. Continued violations of Bear Creek regulations and reckless indifference to the safety, peace and well being of Bear Creek residents may cause the contractor or contractor employee to be barred from continuing or future work at Bear Creek.

1. Portable chemical toilet(s) must be placed on site in a non conspicuous location.
2. The location of construction trailers, field offices, etc., must be first be approved by the Architectural Committee. The contractor or contractor employees are not permitted to live on site. (Owners performing their own construction may locate a trailer/camper on site after Committee approval, but the location and duration will be strictly controlled by the Committee to preclude a trailer park appearance).
3. **The SPEED LIMIT of 15 MPH MUST BE STRICTLY OBSERVED BY THE CONTRACTOR(S) AND SUPPLIERS! Bear Creek is designed for the enjoyment of people walking, jogging, etc. There are children and adults enjoying the roads and paths. The roads are our sidewalks!**
4. **Posted Fire Conditions must be strictly observed! No open flames, burning or smoking is permitted.** At least one 10-lb. ABC rated dry chemical fire extinguisher must be present and readily available in a conspicuous place on the Construction Site at all times.
5. Only the Association approved water contractor may make the tap into the Bear Creek system. Judicious use of water during construction is required.
6. Friday of each week has been designated as the last day of the week for Debris and Trash Removal (no more than a 7 day accumulation). No project will be left in disarray over a weekend. **Association trash dumpsters are NOT to be used to dispose of ANY construction**



**BEAR CREEK LANDOWNERS ASSOCIATION  
SUBMITTAL FOR ARCHITECTURAL REVIEW, APPROVAL  
& AUTHORIZATION TO BEGIN CONSTRUCTION**

June 10, 2006



- debris or trash.** Violators will be fined as a minimum. The owner/contractor is encouraged to provide a roll-off dumpster. Repeated violations of the trash removal and cleanup policy may require the contractor to provide a roll-off.
7. Contractor advertisement signs are prohibited.
  8. Do not disturb, damage, park or trespass on other lots or common areas.
  9. Keep roads clear at all times.
  10. Do not clean concrete trucks on roads, other lots or common areas.
  11. Construction is limited to the following hours:

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Monday – Friday   | 7:00 AM to 6:00 PM                                              |
| Saturday          | 8:00 AM to 5:00 PM                                              |
| Sunday            | No Exterior Construction Allowed<br>(Building must be enclosed) |
| National Holidays | No Exterior Construction Allowed                                |
  12. The Conejos River bridge has load limits posted. They will be strictly observed and enforced. Loads must be split as necessary to meet these limits. Long and extra wide trucks are not permitted across the bridge. Contact a member of the Architectural Committee or the Board Operations Officer to make prior arrangements for load transfer at the Bear Creek maintenance area.
  13. No firearms are permitted in Bear Creek.
  14. Possession of alcohol is prohibited.
  15. Possession of any animals by contractors or their personnel is prohibited.
  16. Playing a radio or CD/tape player that can be heard off the lot is prohibited.
  17. All proposed changes to any exterior building or site feature must be submitted by the Owner to the Committee and receive prior approval.

**Committee Enforcement Rights.** *Committee members will make periodic inspections throughout the construction period and will enforce regulations as stipulated in Section II, Construction Regulations of the Bear Creek Subdivision Architectural Standards, Revised June 10, 2006, paragraphs 15 & 16.*