

**ALPINE LAKES RANCH PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL REQUIREMENTS**

1. No permanent structure shall be built on Alpine Lakes Ranch unless such structure is given prior approval from the Alpine Lakes Ranch Property Owners Association Board of Officers/Directors (ALRPOA BOD).
2. Mobile and modular homes shall not be permitted on any parcel within ALR.
3. The first structure must be a dwelling/residence consisting of not less than one thousand (1,000) square feet of living space. Living space does NOT include decks, porches, garages, unfinished basements or any other unfinished space.
4. Setbacks: No structure may be erected within one hundred (100) feet of the right-of-way (center) line of any road within ALR, nor within fifty (50) feet of any side or rear property line of any parcel.
5. Easements: Utility easements include ten (10) feet on each side of all side and common rear lot lines; twenty (20) feet on the interior side of all exterior lot lines; and fences must be at least thirty (30) feet from the center line of an ALRPOA road. Utility companies may breach fences built within utility easements, when necessary to access water, electric and/or telephone lines. Reconstruction or repair costs will be the responsibility of the property owner.
6. What must be submitted to ALRPOA BOD for approval of a residence?
 - a. Completed promissory note (Coyote Park and Ponderosa Hills only)
 - b. At least one elevation
 - c. Blueprint (NOT a full set of plans) to establish square footage
 - d. A site plot plan indicating distance from residence to nearest property line and from residence to center line of nearest adjacent ALRPOA road.
 - (1) In the event a distance is disputed, ALRPOA Architectural Chair may request that ALRPOA BOD require the property owner to have the property line in question surveyed.
 - e. Building permit.
 - f. A copy of the survey (ILC) if required by the county.Upon completion, a copy of the Certificate of Occupancy (CO) must be submitted to ALRPOA BOD.
7. For approval of an out-building (i.e., barns, detached garages, workshops, sheds, etc.), submit:
 - a. Building permit if required by Archuleta County (NOTE: Recent changes in County building permit procedures impose additional requirements for out-buildings.)
 - b. One elevation (may be hand drawn)
 - c. Site plot plan (re: setbacks)
 - d. A copy of the survey (ILC) if required by the county.
8. The "cutting" or trenching of ALRPOA roads to access utilities (water, electric, telephone) is no longer permitted unless approval is given by ALRPOA BOD. Utilities must be accessed by boring under the road unless information provided to ALRPOA BOD indicates this is not feasible.
9. Culverts must be of sufficient size, 15" minimum, to ensure drainage through bar ditches is not obstructed causing damage to ALRPOA roads.
10. Lagoons are no longer permitted in Archuleta County! If property does not "perk", an engineered septic system must be utilized.
11. Archuleta County has a limit of two (2) dwellings per thirty five (35) acre tract.
12. *"Alpine Lakes Ranch property owners participating in the Grazing Lease Program and/or whose property maintains agricultural tax status should be aware that fencing out any portion of their property may impact their annual property taxes. Please contact the Archuleta Count Assessors Office (970-264-8316) prior to fencing out any portion of your property."*

Any questions pertaining to these guidelines should be directed to the ALRPOA Architectural Committee.