

Architectural Rules

Mission statement

The purpose of the Architectural Control Committee is to establish regulations to maintain property values and promote a rural mountain community atmosphere.

I. General Requirements

A. All new homes, garages, and outbuildings, including exterior modifications to existing structures, must be reviewed and approved by the Architectural Control Committee (ACC) before construction begins. The following are required for this review:

1. A Plot plan showing the location of each new and existing dwelling or improvement, including the location of the well, driveway, setbacks, property lines, easements, LPG tank, septic system, fences, and any existing structures.
2. Building plans and specifications, including conformity and harmony of the external design with any existing structures and planned structures on the property, and with respect to topography and finished ground elevation.
3. All building plans must be stamped by a structural engineer prior to submittal to the ACC for approval. Plan submittals may be made either by electronic file, or hard copies of the plans.
4. Fire abatement needs to be identified on the plot plan, showing a minimum of 15 feet clearance of trees from dwelling and any outbuildings.
5. Areas of trees to be removed shall be limited to driveway, septic & leach field, dwelling and outbuildings. No clear cutting will be allowed.
6. All new homes must be structures that are built on site, are constructed on an engineered concrete foundation, and have been permitted by Gilpin County. Mobile homes, homes that are HUD labeled homes, and prefabricated or factory built homes that do not meet the above criteria are prohibited.

B. No structure of a temporary nature, basement, tent, shack, shed, garage, barn, or other outbuildings shall be used on any property at any time as a residence, either temporarily or permanently, except that trailers and structures of a temporary nature, provided that said trailer or structure is self-contained, may be maintained by the owner of the homesite in the homesite during the period of permanent construction, but no longer than two (2) years, provided prior written approval has been obtained.

C. No mobile homes or trailers can be occupied as a residence. No mobile homes or trailers can be incorporated into a permanent residence for use as a residence or as storage.

D. Building Site Requirements

1. Finished heated living area shall not be less than 1,200 square feet upon receiving a Certificate of Occupancy, exclusive of garages, open porches, decks, patios, and courts.
2. Maximum building height shall be 35 feet measured from the lowest adjoining grade at 1 foot away from the building to the highest roof peak.

E. Exterior Finish

1. Exterior finish must be of wood, natural stone, brick, vinyl, cement board siding, or steel siding. All exterior siding and finish materials must be submitted to the ACC for review and approval. Exterior siding and trim shall be finished in natural stains or paints of earth tone hues. All exterior materials and colors will be approved on a case by case basis. Samples shall be provided with stamped building prints and plot plan.
2. Approved roofing materials on new dwellings, additions, outbuildings, or total re-roof projects must consist of slate, clay or concrete tile, asphalt shingle or metal roofing, and will be approved on a case by case basis. Samples to be provided with stamped building prints and plot plan. Absolutely no wood shake or wood fiber roofs are allowed.
3. Building additions or new outbuildings including detached garages shall conform and be in harmony with external design and finish of the existing structures.

F. Improvement Setbacks (Primary Dwellings, Outbuildings and Fencing)

1. Building setbacks are 30 feet from all property boundaries, and shall conform with current Gilpin County Zoning Regulations. The following setbacks shall also apply:
 - a) 20 feet from all power lines.
 - b) Fences shall be setback 15 feet from all property lines.
2. No dwelling, outbuilding, or improvement shall be placed within a utility easement, nor shall any material, equipment, or refuse be placed on an easement, as indicated on the official plot of the property.

G. Leach Fields, Septic Systems and Wells

1. It is required that a well be a minimum of 100 feet from the leach field on the building site or the leach field on a neighboring homesite.
2. No leach field (including tank) may be placed closer than 10 feet from the side property line and a minimum of 20 feet from any road.

3. All septic systems and leach fields must be professionally engineered and a certified plan submitted.

4. If these rules are in conflict with the Gilpin County Sanitation Department, the Gilpin County code shall prevail only if they are more restrictive.

H. Landscaping

1. Fence Requirements (All fences must observe aforementioned setbacks, refer to F. above)

a. Perimeter privacy fences are prohibited. Non-perimeter privacy fences are permitted.

b. No barbed wire, razor ribbon, picket fences or chain link are permitted (chained link may be used for dog runs only).

c. Fencing materials shall consist of any natural wood or wire, (except chain link) and must blend with the environment. Posts may be of anti-corrosive material.

2. Corrals

a. Corrals shall be 30 feet from all exterior lot lines. Notice of intent to harbor horses or other large animals must be provided to the ACC. Arenas and corral structures must be approved. No boarding of horses is allowed. No obnoxious odors emanating from the keeping of animals, which proves offensive to neighbors, will be allowed.

b. County zoning regulations regarding the keeping of animals shall apply, as well as any other restrictions as may be found in the current Dory Lakes governing documents and declarations.

3. Retaining walls in view of the road or adjoining properties must be faced with rock, brick, or wood.

4. Surface Areas

a. All surface areas disturbed by construction shall be re-naturalized and returned to their pre-construction condition, and shall be replanted with native grasses within one year of the primary building construction.

b. No burning of construction material is allowed. No burying of construction material on the construction site is allowed.

I. Driveways

1. All driveways shall be constructed per Gilpin County specifications and requirements, and shall be permitted with the county prior to start of driveway construction.

2. House numbers must be posted and visible from the road. Reflective green house sign numbers are highly recommended. They are available for purchase from the local fire protection district.

J. Tanks

1. No aboveground storage tanks are allowed, except propane.

K. Exterior Lighting

1. Any exterior lighting installed on any lot shall comply with Gilpin County regulations or requirements regarding exterior lighting.

L. Drainage

1. There shall be no interference with the established drainage patterns over any property unless adequate provisions are made for proper drainage and is approved by the ACC and the county.

M. General

1. The Gilpin County Zoning Regulations control and impose additional requirements and should be reviewed. Dory Lakes is zoned Residential Subdivision (RS).

II. Administrative Procedures

A. Owners must submit all plans and specifications as described in Section III Plan Submittal Requirements, to the President or Vice President of the Dory Lakes POA. A dated receipt will be given to the Owner via email. The ACC will respond in writing within 30 days of receipt of plans. If the plans are rejected, they must be resubmitted by the applicant. Approval must have been received, prior to commencing any work including the cutting of any trees or disturbing the surface area and/or requesting a County Building Permit for a new structure or building addition or other permits. (This restriction does not apply to perk tests for a leach field.)

B. Any determination by the ACC must be made by a minimum of three or a quorum of members. ACC members can not approve their own plans. The ACC will meet as required or requested, with a minimum notice of seven days to schedule a meeting if needed.

C. Any work not covered in Section I and controlled by these rules or the Covenants must have plans submitted to the ACC or Board and approved prior to the start of any work or construction.

D. Upon approval of submitted plans, an Approval Sheet will be provided to the Owner prior to commencing the project. No work of any nature shall commence on the property without prior approval from the ACC, except that perk tests may be performed.

E. According to the By-Laws, the President of Dory Lakes Property Owners Association sits on the ACC. The

President can be called upon to complete a quorum.

F. Appeals: An appeals committee will consist of the Board of Directors of the Association. Anyone who is dissatisfied with the ruling of the ACC may request that the Board hear the appeal. A decision of the Board on such an appeal is final.

G. Upon start of the project, ACC members may periodically inspect projects for compliance as per submitted drawings and plot plans.

III. Plan Submittal Requirements

A. Plot plan to scale with building, outbuildings, other improvements, well, septic, and driveway, and property lines and setbacks indicated and LPG tank position.

B. Building Plans (to scale)

1. Stamped by structural engineer
2. Front elevation
3. Rear elevation
4. Both side elevation
5. Each floor level plan
6. Exterior finish i.e.: material. Include color samples.
7. Roofing materials, sample to be furnished
8. Building area per floor
9. Estimated starting date and finishing date
10. Copy of certified plan of septic and leach field (see Section I.G.3)

D. Any exterior changes or alterations from approved plans are not permitted and must be resubmitted to the ACC.

E. Any non-compliance with approved plans will be turned over to the Gilpin County Building Inspector.

IV. Miscellaneous Requirements

A. Nothing herein shall negate any of the property Owner's responsibility for meeting all County, State or Federal regulations regarding construction. Nor shall it negate any of the property Owner's responsibility for ensuring that any construction or construction-related activity remains within his/her own property and does not cause any undue annoyance to the surrounding neighbors.

B. It is required by the ACC that the property Owner provide a new certified stamped property survey, or a

current Improvement Location Certificate (ILC) that has been performed by a licensed agent showing property corners and existing improvements to ensure setbacks before submitting a plot plan and commencing any construction activities.

C. Upon completion of construction, property must be left free and clear of all debris from construction including tree slash and the disturbed ground re-seeded with native vegetation. Disturbed areas shall be returned substantially to their former condition. To assure compliance with this requirement, the Owner shall, prior to commencement of any construction work:

1. Furnish a Performance Bond or a Certified Check in the amount of one thousand dollars (\$1,000.00 US) for all new building and building additions.

2. Execute a Performance Bond Agreement covering said deposit, and agreeing to all Architectural Rules and Regulations outlined herein.

The Performance Bond or Certified Check will be returned within ten (10) days of the issuance of a Certificate of Occupancy and the property inspection has been completed, cleaned and restored to the satisfaction of DLPOA.

D. It is recommended, for the protection of the Owner, that the Owner require his contractor to furnish Liability Insurance including Workman's Compensation, in adequate limits for injury, death and property damage and naming the Owner as an additional Insured.

Contact the Architectural Control Committee

All correspondence should be mailed to:

Dory Lakes Property Owners Association
PO Box 666
Black Hawk, CO 80422

This document was revised and approved by the DLPOA board, May 2021