

SILVER SAGE
PROPERTY OWNERS ASSOCIATION

Approval and Building Procedures

1. To pick up the Silver Sage building package, contact the architectural inspector,
_____ phone _____.
2. Deliver 4 sets of plans (stamped by a registered architect or a registered engineer) and fees (application and performance deposit) to _____, Silver Sage Homeowners association president. Phone _____.
3. Plans and documents are reviewed by the Architectural Review Board at their regular meeting. The plans will be reviewed by members for completeness and compliance with all application and architectural guidelines.
 - a. If complete and in compliance, plans will be accepted and Board will initiate their review. Upon approval, applicant will notify and submit a copy of exterior elevations and site plan to all Silver Sage Homeowners. At which time, all other homeowners have three (3) weeks to comment and to submit in-put.
 - b. If NOT complete or in compliance, Board will notify applicant as to deficient items. Your project will not enter the review process until your application package is deemed complete and in compliance.
4. At the beginning of the three (3) week in-put time period applicant must mark the boundaries of their lot for easy identification. The Board may request that the Applicant flag the proposed building corners or other site improvements.
5. If there is no appeal by the property owners and the Board finds the plans and application to be complete and in compliance, the project is approved and stamped.
6. Stamped plans will be available at Dave Hollister and Company, 429 6th street, Crested Butte, Co. 81224.
7. Next, Contact the East River Sewer and Sanitation District (Jim Murray 349-7411) to pay the sewer tap in fees.
8. Then, schedule an appointment with the Gunnison County Building Inspector (Rich Wojdakowski @ (970) 641-1011, 200 E. Virginia, Gunnison, Co. 81230) Bring your approved plans and Tap Fee Payment Voucher, fill out the County Building Permit Application and pay the permit fee to the County.
9. Now your ready to build!!! However,

10. In addition to the inspections to be performed by the County Building Inspector, you are required to contact the Architectural Inspector for the Silver Sage Homeowner's Association. _____ Phone _____
For the following inspections

- 1) Site/Foundation Inspection- To Verify that: a) The foundation walls are within the required setbacks, and b) The height of the foundation wall is consistent with the approved plans relative to the surrounding grade. It is recommended that you arrange to have this inspection done prior to pouring concrete. Property corner pins must be in place and clearly marked.
- 2) Framing/Exterior Inspection- To Verify that: a) Building height is within the 30ft. height limit; b) Window and door style and locations are consistent with approved plans; c) Exterior finishes are consistent with approved plans in shape, color and size; d) All architectural elements such as roofs, dormers, porches, overhangs, cantilevers, bay windows, etc. are consistent with approved plans, including setback limits.
- 3) Final- To Verify that: a) Exterior finishes and architectural elements are consistent with approved plans in shape, color and size; b) Driveway and parking areas are complete and within required setbacks; c) Site drainage and finished grade is complete and functional; d) Wood stove/fireplace insert is on eligible stove list; e) Site is cleared of construction debris, equipment, and excess material.

Additional Notes: The Board asks that property owners engaged in building projects inform their building contractors and others involved with the project as to the following.

- 1) No more than two dogs allowed on the building site. They must be under the control and supervision of their owner and are expressly prohibited from straying from the site.
- 2) The Board requires the use of a dumpster or other trash hauling device to contain job site trash. Please respect your neighbors by keeping your job site clean and by preventing job site debris from blowing about.
- 3) The Board requests that you refrain from using adjoining lots for storage of materials, and vehicle parking and access. Again, this is just a common courtesy to our neighboring property owners