

Amendments to 2015 Architectural Control Procedures
10 March 2021

1. SUMMARY, page 4. Add the following bullet:
The following alternative construction methods are unacceptable in Game Trail:
 - Cordwood
 - Shipping container
 - Tiny homes as an addition

2. SUMMARY, page 4. Add the following bullet:
Owners requesting a variance to Game Trail ACP Requirements will do so in writing to the ACC chair. The ACC chair will forward the request, with ACC input, to the Game Trail Board of Directors (BOD) for their consideration. The BOD must solicit input, in writing, from all neighbors affected by the variance before issuing a decision.

3. SUMMARY, page 4. Add the following bullet:
All construction must be completed within 12 months of the start date on the Letter of Approval issued by the ACC. If the owner/contractor needs to exceed the 12 month limit, they must request an extension in writing from the chairman of the Architectural Control Committee and receive written approval. This request will include the following: reasons for exceeding the 12 month limit, and a revised forecast completion date. Such requests may be subject to Game Trail Covenant enforcement actions as described in paragraph 20 of the Master Covenants.

4. SUMMARY, page 4. Add the following bullet:
Pre-engineered houses that are custom-fabricated off site, then assembled onsite (such as log and timber-framed houses) may be permitted on a case-by-case basis. In all cases, off-site fabricated houses will be clearly identified on the New Construction or Additions Application.

5. SUMMARY, page 4. Add the following bullet:
All houses in Game Trail are single family dwellings. No multi-family dwelling construction or Accessory Dwelling Units (ADU) are allowed.

6. APPROVAL PROCEDURE, paragraph 2, Building Contractor Information, page 5.
Bullet 5 should read: Building Contractor Information, to include certificate of liability insurance.

7. APPROVAL PROCEDURE, #3 REVIEW PROCEDURE, page 5.
Add note a. SOIL EVALUATION (PERCOLATION) TESTS: Prior to conducting ANY percolation tests, the owner must inform the ACC Chairman in writing of specific site alteration requests. Any site alteration needed for access or testing must be approved by the ACC chairman in writing, with specifics as to what alterations are permitted. The testing should minimize impact and damage to the eco-system. All OWTS soil evaluation test holes must be

safely barricaded after excavation or filled after test completion IAW Colorado Department of Public Health Regulation 43.

8. APPROVAL PROCEDURE, #3 REVIEW PROCEDURE, page 5.
Add note b. NO SITE ALTERATION, TREE REMOVAL, CONSTRUCTION, PLACEMENT OF CONSTRUCTION TRAILERS, LOT IMPROVEMENTS, OR STAGING OF MATERIALS MAY OCCUR UNTIL RECEIPT OF THE ACC APPROVAL LETTER.

9. E14, CONTRACTOR COMPLIANCE WITH APPROVED PLANS, page 18.
Add a second paragraph: **STANDARD STAKING COLORS FOR UTILITIES AND OTHER CONSTRUCTION SITE MARKINGS**
 - A. WHITE - PROPOSED EXCAVATION
 - B. PINK - TEMPORARY SURVEY MARKINGS
 - C. RED - ELECTRIC
 - D. YELLOW - GAS, OIL, STEAM
 - E. ORANGE - COMMUNICATION, CATV
 - F. BLUE - POTABLE WATER
 - G. PURPLE - IRRIGATION, RECLAIMED WATER, SLURRY LINES
 - H. GREEN - SEWER, OWTS, TANK AND LEACH FIELD
 - I. BLACK - CONSTRUCTION PERIMETER