

Game Trail Association



P.O. Box 4110
Buena Vista, Colorado 81211
(719) 395-2742
www.gametrailassn.org

A COVENANT-PROTECTED COMMUNITY

Game Trail Vision: To preserve this extraordinary, private environment of nature for all the years to come.

NEW HOME CONSTRUCTION APPLICATION

Names: _____

Filing # _____ Lot # _____

GT Address: _____

Phone (H): _____ (C): _____

Mailing Address: Same as above, OR

Different: _____

City, State, Zip: _____

Your communication preference is:

Email Mail Text Mobile Home Ph

Email Address(es): _____

A COMPLETE APPLICATION PACKET MUST INCLUDE THE FOLLOWING:

- Completed application form
- Application fee of \$100
(check payable to Game Trail Association)
- Site plan
- Building plans
- Colors, materials, & samples

- When your application is complete, contact Game Trail Administrative Assistant, Jan Johnson, to make arrangements to deliver or mail hard copies of your drawings and any cut sheet materials. You may call Jan (719) 395-2742 or email her at janlmenj2014@gmail.com.
- You may mail your completed application fee to Jan at the P.O. Box listed above.
- You may email any digital documents for your application to ACCchair@gametrailassn.org.
- If you have any questions about the Architectural Control Policies; application requirements, process; or anything else related to building in Game Trail, please email ACCchair@gametrailassn.org.

DATES: FOR ACC/OFC USE ONLY

Application received: _____

\$100 application fee received: _____

Approved by ACC: _____

SUMMARY OF PROPOSED BUILDING PLAN

 **Check each box throughout this application as you complete items relevant to your project.**

1. SITE PLAN: Enclose a site plan, drawn to scale with a directional arrow showing north. Show:

- a. All lot boundaries and setbacks
- b. Platted utility & other recorded easements
- c. Adjoining roads
- d. Distances from structures to all boundaries and ACP setbacks
- e. Clearly staked 35' construction preservation perimeter
- f. Location of all structures
- g. Driveway
- h. Septic tank
- i. Leach field
- j. Propane tank
- k. Any renewable-energy devices

2. BUILDING PLANS: Enclose one set of dimensioned-building plans drawn to scale including:

- a. Floor plans
- b. All four exterior elevations
- c. Each elevation must show the original AND finished grade
- d. Foundation plan showing the relationship of the footings and stem walls to the original grade

Square Footages

Main level: _____

Garage: _____

Second Level: _____

Other: _____

Describe Other Sq Footage:

3. EXTERIOR MATERIALS AND COLORS: List the specific materials, manufacturers & product/color names (or number). Enclose manufacturer's cut sheets (brochure) for each of the materials along with a color sample. Colored reproductions from the supplier's web page and/or an internet link for samples are acceptable. Actual samples may be required for clarification.

Exterior materials including siding, decking, wood, stucco, stone, etc.: _____

Trim (fascia, soffits, doors, shutters, stone accents, etc.): _____

Windows and Frames: _____

Garage Doors: _____

Roof: High-definition composition shingles and concrete tiles are preferred. Metal is discouraged because shiny-reflective metal is unacceptable, and virtually any metal roofing, including dark colors, can be shiny-reflective at a given sun angle.

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- 4. **DECKS, WALLS, FENCES, AND DOG RUNS:** Enclose a diagram showing the location, dimensions, materials and colors of any proposed walls, fences, and dog runs.
- 5. **PROPANE TANK:** If it is not going to be buried, identify the materials and provide the dimensions of any fencing that will be installed to conceal the tank.
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- 6. **EXTERIOR LIGHTING:** Enclose a cut sheet and/or photograph of the Dark Sky compliant light fixtures you plan to install. These are required to be submitted prior to installation.
- 7. **TREE REMOVAL & WILDFIRE PREVENTION:** Flag trees of more than a 3-inch base diameter which are to be removed. Trees in and around the structure’s footprint and trees needed to be removed for defensible space may require approval by the Forestry Committee.
- 8. **CULVERT:** Email the Roads Committee (roads@gametrailassn.org) to determine if a culvert is needed and for specific culvert requirements.
- 9. **ESTIMATED TIME SCHEDULE:** We estimate construction will begin on the following date, and we confirm the exterior will be complete not more than one year later. Date: _____
- 10. **RENEWABLE-ENERGY DEVICES:** Approval by the ACC is required before the installation of any renewable-energy efficiency measures or renewable-energy generation devices.
- 11. **ADDRESS SIGNAGE:** Address signs are required. Reflective green and white numbered signs are available through the [Chaffee County Fire Protection District](#) (CCFPD) and are recommended by both the CCFPD and the ACC.

For additional information on the above topics please see the appropriate section of the Architectural Control Policies and/or the applicable Rules and Regulations on the GTA website.

- 12. **SELECTION OF BUILDING CONTRACTOR:** We request approval of the following contractor

Name of Company: _____

Address: _____ City, State, ZIP: _____

Phone: _____ Email: _____

On-Site Manager: _____ Phone: _____

- a. If our contractor has not built in Game Trail previously, we have enclosed a statement from the contractor giving examples of local work, years in business, and local bank references.
- b. We have used due diligence to determine that our contractor has the experience and financial means to complete the construction in a professional and timely manner.
- c. We acknowledge that it is our responsibility to ensure that we, as well as our contractor and subcontractors, have appropriate construction-related insurance.
- d. We further warrant that our contractor will complete the construction in accordance with the approved plans and the exterior will be complete within 12 months.
- e. We understand approved perc/soil testing can occur prior to approval of our full application. We acknowledge no excavation may begin without the written approval of the ACC.
- f. We will ensure that our contractor and subcontractors will adhere to exterior work hours of 8 a.m. to 5 p.m. whenever on the work site.

AFFIRMATIONS & ACKNOWLEDGEMENTS

By signing below, we affirm and acknowledge the following:

We affirm that upon ACC approval of the submitted building plan, it is my (our) responsibility as lot owner(s) to ensure that construction and execution of the approved plan be followed in every material respect. Should we find that any changes in the plan are needed, we will obtain prior approval from the ACC. We understand that in the event of our failure to follow the approved plan, Game Trail Association will require us to remedy the non-compliance at our expense.

We acknowledge that we have read the [Game Trail Architectural Control Policies, Master Covenants, Bylaws and Covenants for our Filing, and Rules and Regulations](#) currently in effect, and agree to comply with their terms and conditions.

To expedite ACC review, we have provided all information required. House and plat drawings/plans are being submitted both digitally and printed in builder-size drawings.

We understand that no site alteration or construction can begin until we receive written approval from the ACC.

We acknowledge and agree that we must comply with all applicable federal, state and county laws, rules, including zoning and building codes and other regulations which apply to the ownership and use of our lot. We agree to inform the ACC upon final Certificate of Occupancy and completion of this project.

Member/Owner Signature _____ Date _____

Member/Owner Signature _____ Date _____

Thank You!
***We look forward to working with you
and having you as a Game Trail Neighbor!***