

Architectural Rules and Regulations

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Reason for update: Latest agreements with the County – Section 4.2 Porch, Section 4.6 Picnic Shelter, and add Section 6 Contractor Guidelines. Change General Rules for Any Modification or New Construction Section 5, Variances Section 7, Easements and Encroachments Section 8, and Heating and Cooling Devices Section 9.

This document has been extracted from the Rules and Regulations document dated July 2, 2019. The sections have been renumbered as appropriate for a standalone document.

1 Construction Standards & Building Code:

Note: It should be understood the PUD, TROA Covenants and currently accepted Summit County building guidelines are the documents used to develop these rules and regulations.

All requests for site modifications including concrete, landscaping, new construction or modification of existing structures and amenities must first be submitted to the Architectural Review Committee for approval. This submittal must include the properly completed Construction Request Form, a drawing of the proposed improvements including a scaled front, rear and side elevation drawing if applicable and a detailed site plan showing all existing and proposed improvements.

All Park Models, Cabins, Chalets and Colorado Rooms entering the resort must be built to meet the Colorado Division of Housing standards or other standards acceptable to Summit County, which are applicable for that type of unit. Proof of this standard shall be an RPTIA Seal, ANSI Certification Seal, Colorado Division of Housing Seal or the equivalent seal from a regulatory agency acceptable to Summit County, or plans certified by a State of Colorado licensed engineer.

All units must be constructed with wood siding (log, cedar lap, or other approved sidings) and should be finished in Redwood or Cedar tone paint or stain.

Added 5/1/15 - No chalet, Colorado Room, deck, porch, shed, retaining wall, parking area, yard, structural support or improvement of any sort may be constructed such that it encroaches on the bank of the Swan River as determined by the Architectural Review Committee (ARC). The riverbank of the Swan River may not be altered in any way, except that owners may, with approval of the ARC, add rock to the riverbank for erosion control. Before the ARC may approve any application for improvement of a lot that borders the Swan River, the owner of the lot shall cause the lot to be staked by a licensed surveyor to show the extent of the proposed improvements in addition to any other submittal requirements. Any approved improvements must then be constructed strictly in accordance with the plans as submitted and within the area shown by the survey.

2 Size of Chalets

All chalets, park models and cabins must adhere to the following size criteria:

Outside Dimensions: maximum exterior dimensions 38 feet in length by 14 feet in width. Exterior measurements are taken from the outer most edge of the unit and include all siding, trim, bump outs, window boxes and bays, but do not include roof eaves and door knobs.

Height: 15 feet as measured from the top of the frame on which the unit is built, to the highest point of the roof, but in no case to exceed 17 feet from the ground to the highest point on the roof.

3 Site Improvement Set Backs:

Park Model, Chalet, Colorado Room, Porch, deck and shed improvements must meet Summit County and TROA required setbacks. These set backs are as follows:

- Utility side of lot is 3 feet
- Rear of lot is 3 feet
- Non-utility side of lot is 6 feet
- Front of lot snow easement is 10 feet
- Note that all measurements are made from the building overhang to the property line on both sides and rear of lot
- Sheds are only required to meet 3 foot set back on either side of lot
- Driveway Dimensions-Maximum width 20 feet- Minimum depth 10 feet

4 Definitions:

4.1 Colorado Room

Shall mean a pre-constructed addition to the living area of a Park Home that is physically attached to such structure and which is also mobile or readily portable. The maximum outside dimensions of any Colorado Room are twelve (12) by thirty-two (32) feet and the Colorado Room must be set back a minimum of six (6) feet from the front vertical plane of any Park Home. All Colorado Rooms must meet the standards required for residential construction established by the adopted Building Code and must be completely located outside any lot line setbacks and must further accommodate all required parking and utilities upon such lot.

4.2 Porch

Shall be constructed upon a four (4) inch slab on grade foundation or other footings acceptable to county building codes, and shall be designed and constructed to be readily portable. Porch can only be constructed and attached to the side of a Park Home and the maximum dimensions and set back are consistent with the Colorado Room. The point of connection of the addition shall not exceed 15 inches up the slope of the existing cabin or chalet roof measured from the fascia. If the Park Home has a dormer, the roof may be attached and extended from the dormer

roof. Should this option be chosen, it must comply with the six (6) foot setback from the front vertical plane of the Park Home. This option is only available to Chalets having a center loft or a loft high wall. The size is limited to 15 feet or a standard single loft. Loft walls must remain in tact. A porch must have a minimum of 60% glass and shall not have partitions, plumbing, or cooking facilities. Porch enclosures must meet minimum lighting standards which include an outside entry light and light switch inside to illuminate the interior.

4.3 Deck

Shall mean an exterior area constructed and intended for outdoor activities. Decks may be constructed on site or factory built and may be open, covered or screened, but may have no interior or exterior walls.

4.4 Storage Shed for Lots 1-248 and 397-400

One storage shed built on skids without permanent foundation with a maximum of 120 square feet of floor space and maximum wall dimension of 14 feet on any side. The maximum height can be 8 feet 2 inches. Storage sheds are restricted to the rear 35 feet of the lot. These sheds must be constructed with log siding, green metal roof and stained in cedar or redwood tones. **(Added 3/14/14)** – All sheds must be approved by the ARC before constructing. Sheds on common areas need to stay within the extended property lines (In other words, if a lot's plot plan lines were continued on into the common area, the shed would have to stay within those lines) The Board or ARC can make an exception to this rule.

4.5 Storage Shed for RV Lots 249-367

One storage shed built on skids without permanent foundation with a maximum of 120 square feet of floor space and maximum wall dimension of 14 feet on any side. The maximum height can be 8 feet 2 inches. These sheds must be constructed with log siding, green metal roof and stained in cedar or redwood tones. Sheds must be placed at the rear of the RV pad except for **Lots 297-308 and 332-344** which shall be placed between the landscaping planters. **(Added 3/14/14)** – All sheds must be approved by the ARC before constructing. Sheds on common areas need to stay within the extended property lines (In other words, if a lot's plot plan lines were continued on into the common area, the shed would have to stay within those lines) The Board or ARC can make an exception to this rule.

4.6 Picnic Shelter for RV Lots 1-296, 249-296, 309-331, 345-367, 308 and 332 (all other pull through lots are excluded)

NOTE: In order to take advantage of this option, there must be a shed located at the rear in the rear 35' of the lot. **(revised 8/2/7/12)**

One picnic shelter can be built and placed in front of the shed on the above mentioned lots. There are three (3) size options, 10' X 14", 12' X 14', and 14' X 14', as measured eave to eave and along the ridgeline of the roof. All picnic shelters must be constructed to the engineered drawings that have been approved by Summit County Building and Planning Departments. The picnic shelters must be constructed of graded Log material as approved by the engineer for structural strength. The underside will be tongue and groove pine and the top will be OSB covered with green metal roofing. A building permit is required for construction.

Note:

- 1- Summit County considers a loft as uninhabitable storage space. The county will not allow permanent access ladders to be installed in Colorado Division of Housing approved park homes coming into the resort.
- 2- The footprint of the Chalet and Colorado Room manufactured by Rocky Mountain Chalet has been accepted as the dimensional standard to be used for future units coming into the resort.

4.7 Fences - Fences or walls if approved by the Architectural Review Committee.

Fences shall not exceed a total of 20' in length on an individual lot. A fence shall also be a maximum of 6' tall, constructed with wood siding (log, cedar lap, or other approved sidings) and should be finished in Redwood or Cedar tone paint or stain. This does not pertain to retaining walls. The fence must be sided on both sides and will have a setback of 1 foot. **(revised 5/1/15) & (Updated 8/15/15)**. Moved from Rules & Regulations Section 2.16, 8/22/2019.

5 General Rules for Any Modification or New Construction

5.1 Permits

A Building permit is required for all construction except for storage sheds.

5.2 Licensed Engineer

A Colorado licensed engineer is required for any site modification or new construction when required by the Building Department (generally when a roof is involved).

5.3 Registered Contractor

A Summit County registered contractor is required for site modifications or new construction that requires a building permit.

5.4 Certified Installer

A Colorado Division of Housing approved Park Home will require placement of the unit by a state certified installer. This does not apply to units built to the ANSI or RPTIA code.

5.5 Must Meet Current Building Codes

All site improvements and new construction must meet currently adopted building codes.

5.6 Site Survey

A site survey will be required for most major construction projects.

5.7 Approvals

All site plans will require Architectural Review Committee and Summit County Planning Department approval.

5.8 Utilities Accessibility

Utilities (water risers, sewer inlet, power boxes, pedestals, water and sewer covers, etc.) must not be covered by a Chalet, Colorado Room, Porch, Deck, or any other structure when doing any site improvement. All major construction requests must be reviewed by Resort Management/Maintenance to ensure no utilities will be covered or damaged by the project.

5.9 New Electrical Pedestal

Any site improvement requiring the removal/reinstallation or new installation of an electrical pedestal be in accordance with applicable electrical and fire codes, other safety codes, and utility company requirements.

6 Contractor Guidelines

6.1 Job Site Maintenance

Job site material must be maintained daily and excessive debris must be removed at least once per week. This will be reviewed by the Resort Manager or an assigned delegate.

6.2 Contractor Certificate of Insurance

Any contractor working in the Resort must provide the Resort Manager with a Certificate of Insurance showing adequate coverage for liability (minimum \$1,000,000) and Workman Comp where applicable. Workman Comp. on all contractors' employees, those using subs or non-employees must have signed and each supplied to the Association Manager a State of Colorado waiver of workman's comp.

6.3 Debris/Disposal Fees

If any fees are applicable, they must be negotiated with the Resort Manager.

7 Variance Appeals

If an owner's architectural request is rejected and they feel they have extenuating circumstances that are peculiar to their lot, the process for appealing is the following:

7.1 Variance Appeal to the ARC

The owner must send a written appeal to the Architectural Review Committee and request a meeting to discuss the reason for declining the request.

7.2 Variance Appeal to the TROA Board

If the appeal is not resolved at this meeting; the owner may then request the appeal be forwarded to the TROA Board of Directors for final consideration.

8 Easements and Encroachments:

The Covenants state the following:

7.1 Utilities. A blanket easement is hereby reserved for the Association its successors and assigns, throughout the entire Resort for the construction, installation, maintenance and operation of utility services, including water, sewer, gas, electrical, cable and other utility and electrical lines, and such other auxiliary equipment as may be used in connection herewith.

7.2 Maintenance. A Blanket easement is hereby reserved for the Association its successors and assigns, throughout the entire Resort, for general maintenance purposes, and over that portion of each Lot lying within ten (10) feet of any roadway for snow disposal purposes, and any agent or employee of the Association, its successors and assigns, may enter at any reasonable time upon any Lot or other part of the Resort, for the purpose of mowing, irrigating, landscaping, snow removal, or any other reasonable purpose beneficial to the Owners and the TROA.

The Tiger Run Plat records the following easement on every site:

Sewer Lines	Easement of 10' on either side of sewer lines throughout the property
Water Lines	Easement of 10' on either side of water lines throughout the property
Electrical lines	Easement of 10' on either side of overhead or underground electrical lines on the property
Cable & Phone	Easement of 10' on either side of overhead or underground cable Television and telephone lines on the property.
Snow Storage	Easement on all common use areas and the front 10' of each lot.
Drainage	Easement over all roadways, common use areas, front and rear 5' of each Lot and 5' along each side lot line.

Based on these figures, over 50% of every site is covered in some type of easement. It has always been recognized, that the tremendous values of the sites in the Community and the utility to their owners, would be severely hampered if owners were not allowed to utilize these easements for their cabins, decks, sheds and landscaping.

No structure shall ever be located within any snow removal or snow storage easement.

If a Park Home or Chalet is moved to another site it must meet all requirement imposed on new units. They must be sided with log or lap siding

The ARC recommends that every owner design their site amenities to minimize construction on the easements. However, due to the extent of easement coverage on every site, the ARC will not require that owners completely avoid the easements. Owners must recognize that removal and reconstruction of any amenity located on an easement, due to the need for access and repair to the utilities within that easement, is the sole responsibility of the site owner.

Owners should pay special attention to the following:

Any amenity, construction, landscaping or sprinkler system located within the 10' snow storage easement along the front of each site is subject to damage from the movement, plowing and storage of snow and ice. Repair of this damage is the sole responsibility of the site owner.

The vast majority of all utility repairs take place at the electrical pedestals, electrical transfer boxes, telephone and cable boxes, water risers, water valves and sewer outlets. Any amenity, construction or landscaping located near these items are at a higher risk of damage due to utility maintenance and repair. Repair of this damage is the sole responsibility of the site owner.

Propane tanks not attached to the Recreation Vehicle or Motor Home on Lots 1 through 248 and Lots 397 through 400 must be enclosed with a structure of such design, and at such location, as may be approved in writing by the TROA in accordance with applicable Codes and Regulations. Propane tanks on Lots 249-367 are subject to the Rules and Regulations of the TROA.

9 Heating and Cooling Devices

No evaporative cooler, external heating or cooling equipment or device shall be constructed, placed or installed on any portion of any lot unless the same is approved by the TROA.

Approved by the Tiger Run Board of Directors on August 22, 2019.



Tiger Run Owners Association Secretary