



## Improvement Plan Review and Agreement

Date:

Owner:

From: Pine Meadow Ranch Owners Association

1. The Pine Meadow Ranch Owners Association (PMROA) Environmental Control Committee (ECC) has reviewed the plans submitted for the following improvements.

Lot #:

Proposed improvements:

2. An impact fee is imposed by the PMROA on all construction within the boundaries of the Ranch or otherwise annexed into the PMROA pursuant to Section 4.3 of the Uniform Rules and Regulations for Pine Meadows. As of this update, those fees are \$5000 for new construction or \$2 per square foot for additions.
3. The PMROA and ECC require one (1) full set of plans for the proposed improvement, and the property owner must provide a certified survey of the site which show property lines, corners and right-of-ways, as well as a site plan which shows structures, driveway, utility connections, meter pedestal, septic and drain field locations, etc.
4. A driveway culvert must be installed, meeting the specifications of the PMROA, in order to maintain appropriate roadway drainage.
5. A functioning portable toilet must be maintained on the construction site during all phases of construction.
6. A dumpster must be maintained on the construction site whenever waste is being generated. The dumpsters at the base of the mountain are for household garbage only, and use of these for construction waste is illegal.
7. The ECC does not review or confirm the structural suitability or code compliance of your plans. That is the function of your architect and the Summit County Building Department. The ECC's function is to ensure the improvements will conform to the overall mountain environment as described in the Covenants of the PMROA.

8. The Forest Meadow road is off limits to heavy truck traffic because it cannot support heavy trucks including concrete trucks, dump trucks, cranes, lumber trucks, etc. It is the responsibility of the owner and signer of this agreement to inform all contractors and suppliers of this limitation. Heavy trucks must use Tollgate Canyon Road.
9. Per PMROA Rules and Regulations 4.4.2 “Any individual or entity proved to have damaged or impaired a roadway through negligence, recklessness, imprudence or poor judgment shall be liable to the PMROA for the full cost of repair.”
10. The PMROA Rules and Regulations governing roads do not allow the parking of any vehicle on Ranch roads. Property owners will be fined, and vehicles may be towed.
11. Construction sites must maintain a silt fence and are required to keep construction debris confined to the property.
12. This signed approval agreement must be displayed with Summit County’s Building Permit.
13. The property owner must make the general contractor and sub-contractors aware of the provisions of this agreement.
14. The Short-Term Rental of Cabins is prohibited. In order to preserve the quality of life on the Ranch property, and to confirm the PMROA’s commitment to protect the health, safety and welfare of the other Lot Owners while avoiding unnecessary and disproportionate impacts to the Association’s roads and common areas, the Association confirms its long-standing policy that short-term cabin rentals (i.e., those for periods of less than thirty [30] days) are not permitted for any dwelling unit in the Ranch. Short-term rentals are a commercial use contrary to the understanding and assumptions under which most Lot Owners determined to purchase their lots, and are incompatible with the private, residential character of the area. If this property is used as a rental (for less than 30 days), in violation of the PMROA rules, the PMROA will assess a \$250 fine per day to the property owner for each violation, to compensate for the additional impacts of such use. All property owners will be held responsible for any violations of the Rules and Regulations and the CC&Rs by their tenants, regardless of the length of the rental.
15. The property owner agrees to pay any costs and legal fees incurred by the PMROA in enforcing this agreement.
16. The property owner, by signing this agreement, acknowledges that he/she understands the terms contained therein, and agrees to comply with them and with the Rules and Regulations and Covenants of the PMROA.

17. The materials that may be used on the roofs and exteriors of structures on the Ranch are limited, and must be approved in advance by the ECC. Materials used in construction must conform to those indicated on this form.

**Improvement Plan Agreement**

Roofing material and color(s): \_\_\_\_\_

Siding material and color(s): \_\_\_\_\_

- Complete building and site plans submitted.
- Plans, materials and colors approved.
- Impact fee of \$\_\_\_\_\_ received.

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PMROA representative	Date	Phone
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Property Owner	Date	Phone
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General Contractor	Date	Phone
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