

Black Mountain Architectural Submittal Requirements Checklist

Revised 8/17/2021

Owners are required to obtain approval by the Black Mountain Ranches (“BMR”) Architectural Control Committee (“ACC”) for any residential structure that is greater than 600 square feet of floor area, or barn/large shed/other structure that is greater than 400 square feet in floor area and/or exceeds 14 feet in height. Approval of architectural plans by the ACC is in addition to approvals required by Park County. Any owner who begins foundation excavation or construction of a structure requiring architectural review without written approval of the Association’s Board of Directors may be fined \$5000.00 by action of the Association Board of Black Mountain Ranches

This checklist summarizes the architectural submittal requirements which are detailed in the Black Mountain Ranches (BMR) Bylaws, Covenants, and Guidelines. Owners are advised to review those documents, as well as all Park County requirements during the building planning process.

Please note that until **all** of the required documents are presented, the ACC will not be able to review your plans. (according to BMR Bylaws the Board has 30 days to approve/disapprove once a completed submittal is presented to the board)

Please submit an electronic copy of the following information by e-mail to any member of the ACC with a copy to the Board President. Contact Information is available on the BMR website.

1. Architectural/Construction Drawings (same as submitted to Park County), Including:
 - a. Proposed building siding and roof material and color
 - b. Plot or Site Plan with proposed building location noted, which has been approved by the County Planning Department
 - c. Property setbacks measured and noted on plan (note that our Association setbacks are 100 feet minimum from all property lines, which is greater than the setbacks required by Park County).
 - d. The height of any buildings (measured from the ground level on the uphill side of the structure) should be clearly noted.
 - e. Copy of Park County Driveway Permit

The ACC does **not** need to approve the following items:

1. Driveways; however driveways must have a culvert, minimum 15 inch diameter, where they abut an association road to allow for drainage unless there is no potential for roadside drainage along the association road (Note that a Park County Driveway Permit is required and a copy should be provided to the ACC);
2. Septic tanks and leach fields;
3. Location of propane tanks; however they should not be placed in the 100 foot setbacks.

The board encourages landowners **not** to fence property. If you are contemplating some fencing on your property please review the fencing guidelines posted on the BMR website.

In the interest of keeping the ACC and the Board advised of all construction activity in BMR, owners are strongly encouraged to notify the ACC and/or Board before undertaking any site investigation or development work on their property. This can avoid unnecessary contact or concerns from neighbors if activity is observed on a lot prior to plans being submitted to the ACC for review.