

## **Covenant Working Definitions Mesa Antero Architectural Control Committee**

The following standard definitions were established by the Committee to provide clarity to certain terms used in the protective covenants of the various Filings in Mesa Antero. They are used by the Committee in reviewing and evaluating plans for intended construction projects. They are in addition to those specified in the Chaffee County Zoning Regulations.

**Additions** – Any structure or attachment added to a previously approved structure that changes the overall size of the structure. This will not include eaves or steps. (Adopted 02/19/10).

**Altered** – Any change to a previously approved building or structure. This will include such changes as external color, external treatment, porches/decks and/or roof covering or the single family definition of any dwelling. (Adopted 02/19/10).

**Area (Habitable)** – The square footage of the residence's floor area usable for living purposes, which includes working, sleeping, eating, cooking, sanitation, recreation or a combination thereof, including hallways, closets, stairwells, storage rooms and furnace areas, but not including normally unoccupied areas such as garages, etc. (Adopted 09/28/09)

**Building** – Any structure with a complete covering (roof). This will not include eaves, steps, open porches/decks and signs; but would include storage sheds, pet/play houses and detached garages. (Adopted 8/22/06)

**Compatibility** – See Conformity and Harmony (Adopted 09/28/09)

**Completion Not Requiring a Waiver**– For Filing 1, 3 & 4 – All exterior work on all structures (residence, garage & outbuildings & other approved structures) is complete and no significant construction material is stored or visible on the building lot – including waste bins, portable toilets, saws or large piles of excavation dirt. For Filing 2 – all exterior work on all structures is complete, a certificate of occupancy of any residence has been issued and no significant construction material is stored or visible on the building lot – including waste bins, portable toilets, saws or large piles of excavation dirt. For Filing 5 & 5A – All exterior/interior work on the primary residence is complete, a certificate of occupancy has been issued, and no significant construction material is stored or visible on the building lot – including waste bins, portable toilets, saws or large piles of excavation dirt. (Adopted 02/19/10)

**Conformity and Harmony** – Although more of a concept than a definition these terms should include any, some or all of the following:

- the style, color and materials look similar to other structures on the lot
  - fit into the surrounding area – particularly on the lot but also within the subdivision
    - quality of construction
    - design
    - size
    - placement relative to other structures
    - consistency with previously approved architectural configurations, components or elements; new installations shall not establish new precedents.
  - overall residential character
  - visual impact and appearance
  - impact on views of neighboring homeowners
- (Adopted 11/19/08)

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**Constructed on Site** – All buildings constructed from materials placed on the building site. This will include materials preformed offsite, but assembled on site. This will not include storage or other sheds with a floor space less than 120 square feet. (Adopted 2/06/07)

**Fence/Wall** – Any construction or placement higher than 24 inches above grade in which the construction or placement members are connected in any way or any two members are spaced closer than 24 inches apart. This will include rocks, stones, timbers, stucco and other indigenous materials but exclude plantings/vegetation. (Adopted 8/22/06)

**Home Maintenance Expectation** – Residences maintained so as not to allow any significant deterioration (alteration) of the exterior of a previously approved building. This will include such changes as color fade, windows, external treatment and/or roof covering. (Adopted 02/19/10)

**Incidental to residential use (outbuildings and structures)** – A detached subordinate structure, the use of which is customarily incidental to and supportive of the residential structure or the residential use of the lot. Incidental structures (a maximum of five [5] structures per lot) may include but not be limited to private garages, storage buildings, greenhouses, towers, carports, patios, pens, barns, sheds, and enclosures incidental to light agricultural activity. (Adopted 09/28/09)

**Lighting** – Any exterior or interior light source that is unshielded to an extent that the direct light source (bulb or lamp) can be observed by adjacent landowners. (Adopted 8/22/06)

**Manufactured/Mobile Home** – Any structure, intended for residential use, partially or entirely manufactured off site and relocated to a building site. These may or may not be placed on a permanent foundation. (Adopted 02/19/10)

**Modular Home** – Any structure, intended for residential use, whose modules are pre-manufactured in a factory and assembled on site. (Adopted 02/19/10)

**Alternative Power Generation** – Any materials, structures or constructions that generate power and are unshielded to an extent that they can be directly observed by adjacent landowners. This is not intended to include aesthetically pleasing in-roof/on-roof solar power units. (Adopted 02/19/10)

**Recreational Vehicle** – Any vehicle or device, powered or unpowered, used primarily for recreation purposes. This will include campers, busses, trailers, “pop-ups”, ATVs, snowmobiles, boats, horse trailers and toppers. (Adopted 2/06/07)

**Single Family Dwelling (Residence)** – Any structure, or portion thereof, used exclusively for residential purposes containing one (1) common food preparation area (kitchen, to include stove or cook-top and a conventional oven) and used to house not more than one (1) family, including necessary employees of such family. Such structure shall also include identifiable areas or rooms for sleeping, eating and sanitation, i.e. bathroom(s). (Adopted 09/28/09)

**Subdivision** – In determining “compatibility...”, “conformity...” or “conformity and harmony...in the subdivision”, subdivision is synonymous with Mesa Antero as a whole. (Adopted 02/19/10)

**Structure** – Any man-made construction that is permanently affixed to or placed on the ground. (Adopted 7/14/09)

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**Tower** – a structure taller than its diameter; stand alone or attached to a larger structure or building, that is designed and constructed for the purpose of supporting one or more communications, power generation or recreational devices. These include self-supporting lattice towers, guyed towers, or monopole towers. (Adopted 09/28/09)

**Two (2) Stories** – One additional story above the ground floor entry level and the overall height at any point of the building does not exceed 28 feet above pre-construction, natural grade at the highest grade location within the building footprint. This is not intended to include vents and chimneys unless so specified in the covenants. (Adopted 02/19/10)

**View:** the visual corridor from any building to any point on, but not beyond, any adjacent building lot. (Adopted 12/05/09)