

ST. MARY'S GLACIER

Guidelines for Building

The Board of Directors of St. Mary's Property Owner's Association ("POA") hereby sets forth the following Guidelines for Building in the St. Mary's and Winterland Subdivisions. Prior to the start of any construction upon any residential lot in these Subdivisions, the following list of requirements must be completed.

1. **Read the Covenants.** St. Mary's/Winterland is a covenant-protected community and there are restrictions regarding the size and type of structures allowed.
2. **Inquire as to whether water and sewer service is available to the property.** This information may be obtained by contacting Metro District Management at (970) 484-0101, Ext 3, or by email to stmarys@mdmoffice.com. You will need to know the Subdivision Name, Unit Number, and Lot Number.
3. **Submit Building Plans** to the Architectural Review Committee. Your plans must be submitted to the Committee for approval and must include a floor plan and plot layout showing building location and distances from each boundary line. Please submit your plans to the Committee at a POA Board meeting. Meetings are held the 2nd Sunday of every month at 1:00 p.m., at the Alice Schoolhouse, located at 271 Silver Creek Road. Approved plans will be returned to the home builder and a Letter of Approval will be sent to St. Mary's Glacier Water and Sanitation District (SMGWSD). Without this Letter, SMGWSD is prohibited from issuing a Letter of Intent.
4. **Obtain a Letter of Intent** from St. Mary's Glacier Water and Sanitation District. A Letter of Intent from the District, in which the District sets forth its ability to provide service, and which will disclose any conditions to receiving service, is required before any Permits will be issued by Clear Creek County. Payment of a System Development Fee is required before a Letter of Intent can be issued and sent by the District to the Clear Creek County Building Department.
5. **Obtain Driveway and Building Permits.** Driveway and Building Permits must be obtained from Clear Creek County Building Department **BEFORE CONSTRUCTION BEGINS**. St. Mary's/Winterland is subject to the permitting requirements of Clear Creek County, which has adapted to the Uniform Building Code (UBC), the Uniform Fire Code (UFC), the National Electrical Code (NEC) and the Uniform Plumbing Code (UPC).

Please note that it is **PROHIBITED** to begin any construction activity, including the clearing of trees, before all of the above requirements have been satisfied. Failure to do so may result in substantial fines and penalties, and/or denial of your application for approval of your building plans by the POA.