

Twenty First Amendment To the RVR Master Design Guidelines

Eighth Edition, Revised November 2017

The following amendment, relevant to Sections 7.10 -Professionals, 7.7– Meetings, Fees and Inspections and 9.23 – RVRMA Inspections, in the 2017 edition of the RVR Master Design Guidelines, was reviewed and unanimously approved by the RVR Design Review Committee on October 18, 2023.

CURRENT (to be deleted):

7.10 – Professionals

- a. **"New Residential Projects:** For all new residential project submittals, it is required that the Owner retain competent assistance from an architect licensed in the state of Colorado, surveyor licensed in Colorado, and a professional landscape architect. All plans for new residential projects submitted for DRC Final Approval shall be stamped and signed by the Architect. A current Lot topographical survey shall be signed and stamped by the surveyor. Additional assistance from other licensed design professionals such as a civil engineer is also recommended.

All architectural, site, grading, and landscape drawings must comply with the submittal standards outlined in Appendix C - Preliminary Design Submittal Requirements, and Appendix D - Final Design Review Requirements of the RVRMA Design Guidelines.

The Owners and their consultant(s) should also carefully review the Covenants as well as these Guidelines, prior to commencing the design review process."

- b. **"Revisions to Existing Properties** - All existing properties proposing to revise previously approved designs (including revisions to buildings, site improvements, grading, and/or landscaping) are subject to the same requirements identified in 7.10 (a) above.

Drawings must be prepared/stamped by the relevant professional(s): architect, professional landscape architect, and/or civil engineer. Drawings must show both existing and proposed contours and improvements using an up-to-date survey.

On a case-by-case basis, the DRC may waive some requirements for minor landscaping and site improvement projects that do not involve the addition or modification of hardscape, retaining walls, structural elements, or changes to approved grading."

UPDATED AMENDMENT:

7.10 – Professionals

- a. **"New Residential Projects:** For all new residential project submittals, it is required that the Owner retain competent assistance from an architect licensed in the state of Colorado, surveyor licensed in Colorado, civil engineer licensed in the state of Colorado, and a professional landscape architect. All plans for new residential projects submitted for DRC Final Approval shall be stamped and signed by the Architect. A current Lot topographical survey shall be signed and stamped by the surveyor. The Site Grading Plan shall be stamped and signed by the civil engineer.

All architectural, site, grading, and landscape drawings must comply with the submittal standards outlined in Appendix C - Preliminary Design Submittal Requirements, and Appendix D - Final Design Review Requirements of the RVRMA Design Guidelines.

The Owners and their consultant(s) should also carefully review the Covenants as well as these Guidelines, prior to commencing the design review process."

- b. **"Revisions to Existing Properties –** Many common types of home improvement revisions to existing properties are simple enough to be approved through the Administrative Approval Process as described on the RVRMA.org website. More extensive revisions to existing properties may require DRC review and involve more formal plan submissions and professionals, similar to New Residential Projects, as described in 7.10 (a) above. On a case-by-case basis, the DRC may waive some requirements for minor landscaping and site improvement projects that do not involve the addition or modification of hardscape, retaining walls, structural elements, or changes to approved grading. If the applicant is unsure of what is required for a submittal, they may reach out the DRC administrator to schedule a free meeting intended to prepare the applicant for a submittal.

Depending on the scope of the project, existing properties proposing to revise previously approved designs (including revisions to buildings, site improvements, grading, and/or landscaping) may be subject to the requirements identified in 7.10 (a) above. The RVRMA has given the DRC broad latitude to dictate what may or may not be asked for in a design review submittal. The intent is to provide a smooth and pragmatic review."

CURRENT (to be deleted):

7.7 Meetings, Fees, and Inspections: The design review process allows for four (4) one-half hour meetings with the DRC. If the applicant exceeds the allowable time with the DRC, including review of changes, and unapproved construction, additional fees for time will be assessed. The Design Review Fee also includes six (6) construction inspections: site/utility location, top of foundation, framing, final architectural, final landscape and final irrigation. If additional inspections are necessary, additional fees for time will be assessed.

(note: this section was amended in 2014 to add the sentence “Once Preliminary design plans have been submitted to the DRC administrator, there will be no refund for any portion of the DRC Fee” see [fifth amendment](#))

UPDATED AMENDMENT:

7.7 Meetings, Fees, and Inspections: The design review process allows for 120 minutes with the DRC. If the applicant exceeds the allowable time with the DRC, including review of changes and unapproved construction, additional fees for time will be assessed. The Design Review Fee also includes five (5) construction inspections: Dry-in, grading, final architectural, final landscape and final irrigation. If additional inspections are necessary, additional fees for time will be assessed. Once Preliminary design plans have been submitted to the DRC administrator, there will be no refund for any portion of the DRC Fee.

CURRENT (to be deleted):

9.23 RVRMA Inspections: In addition to the building inspections required by the Town of Carbondale, the following inspections must be scheduled with the DRC and the RVRMA:

- **Site Inspection** which will include the staking within the fenced, Construction Area, all corners of proposed buildings, the driveway, extent of grading, protected vegetation must be staked, together with the locations of any temporary buildings. This inspection must be completed prior to any site clearing or disturbance of existing grade.
- **Foundation Inspection** including top elevation and floors versus benchmark in street.
- **Framing Inspection** will be scheduled as soon as the building is "framed in", and before any siding or roofing material is installed.
- **Final Inspection** - This inspection must be done prior to any application to the Town of Carbondale for a Certificate of Occupancy.
- **Landscaping Inspection** shall be performed as part of the Final Inspection. In the event that seasonal restrictions prohibit the completion of the landscape installation concurrent with the completion of the home, scheduling of completion must be made and agreed to in writing with the Executive Director. A portion of the Damage and Performance Deposit may be withheld pending completion, inspection and approval of the landscape installation.

- **Irrigation Inspection** shall be performed as part of the Final Inspection to determine that the irrigation as installed conforms to approved plans.

Additionally, the DRC will be doing on-going frequent informal inspections with the intent to catch any problems or violations before they become "built-in".

UPDATED AMENDMENT:

9.23 RVRMA Inspections: In addition to the building inspections required by the Town of Carbondale, the following inspections must be scheduled with the DRC and the RVRMA:

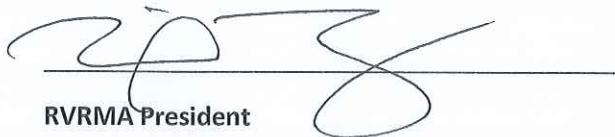
- **Dry-in Inspection** -will be scheduled as soon as the building is "framed in", and before any siding or roofing material is installed.
- **Grading Inspection** - The owner or contractor must notify the DRC to schedule a Grading Inspection after all fine grading is done, but prior to any flatwork or landscape work. All concrete paving formwork must be set throughout the entire site prior to grading inspection.
- **Final Architectural Inspection** - This inspection must be done prior to any application to the Town of Carbondale for a Certificate of Occupancy.
- **Final Landscaping Inspection** - shall be performed as part of the Final Inspection. In the event that seasonal restrictions prohibit the completion of the landscape installation concurrent with the completion of the home, scheduling of completion must be made and agreed to in writing with the Executive Director. A portion of the Damage and Performance Deposit shall be withheld pending completion, inspection and approval of the landscape installation.
- **Irrigation Inspection** shall be performed as part of the Final Inspection to determine that the owner has installed an irrigation system that does not exceed the 80 psi, 8 gallons per minute requirement limitation. A spin clean filter and pressure reduction valve at the tap will also be verified.

Additionally, the DRC will be doing on-going frequent informal inspections with the intent to catch any problems or violations before they become "built-in".

The RVR Design Guidelines may be amended from time to time by the Board of Directors.

PRESIDENT'S CERTIFICATION:

The undersigned, being the President of the RVRMA certifies that the foregoing amendment was adopted by the Board of Directors of the RVRMA at a duly called and noticed meeting of the Board of Directors held on November 15, in the year 2023 and in witness thereof, the undersigned has subscribed his/her name.


RVRMA President

Nov 15, 2023
Date adopted