

MAROON CREEK CLUB MASTER ASSOCIATION

FILE COPY

DATE: 6 March 2003
TO: Owners of Maroon Creek Club single family lots
FROM: Gary Albert, President
Maroon Creek Club Master Association
RE: Maroon Creek Club Site and Architecture Committee [SARC]

Dear Maroon Creek Club Property Owner:

I am writing to update each of you on several changes in procedures that you will need to know about prior to submitting any plans for review and approval by SARC or undertaking any construction projects on your property.

1. On February 27, 2003, the Executive Board of the Maroon Creek Club Master Association increased the plan check fee for new homes and implemented several new plan check fees to address types of projects and approvals which have started to appear, such as remodels and additions. The intention of making these changes to the fee structure is to have the income received from plan check fees offset the Association's expenses for its Architectural Advisor, consulting engineers and so forth.

Effective February 27th, 2003, the fee structure is as follows:

NEW HOUSES		\$ 6,000.
ADDITIONS	All	\$ 2,000 per 1,000 s.f. or fraction thereof
EXTERIOR REMODELS	Minor remodels	\$ 1,000.
	Major remodels	\$ 3,000.
	<i>Minor remodels include projects which are expected to require a one-step review process. Major remodels include both preliminary and final reviews, significant changes in materials and/ or colors, or other significant changes which do not necessarily involve additional square footage.</i>	
CHANGES TO APPROVED PLANS		\$250. per request
ADMINISTRATIVE APPROVALS		\$250. per request
LANDSCAPE & SITE APPROVALS	Minor projects	\$250.
	Other projects	\$1,000.
	<i>Minor projects include landscape changes that qualify for administrative reviews. All other projects would be charged the higher flat rate.</i>	

- ⇒ Fees are cumulative for projects involving a number of elements in the above categories.

2. The Executive Board has asked me to remind all property owners that design review fees must be paid at the time that plans are initially submitted, and that the road impact fee and the construction guaranty with associated security must be paid and signed at the time that plans are submitted for any final approval.

⇒ **Important Note: Plans which are submitted without the required documents and payments will not be put on a meeting agenda nor reviewed until such time as the application is complete.**

3. The Maroon Creek Club Master Association and the City of Aspen reached an agreement regarding 1) allowed uses in development envelopes, building envelopes and setbacks, 2) allowable and required landscaping, and 3) certain restrictions affecting lots that have existing vegetation or other natural features that are to be protected. We entered into this agreement because the City had requirements that were inconsistent and generally more strict than the Design Guidelines and because certain improvements that lot owners are required to make by the terms of the Pitkin County subdivision approvals and by the Design Guidelines are not consistent with current City of Aspen land use requirements.

⇒ **The agreements are included in a document entitled *Insubstantial Amendment to the Plat* and we are sending each of you a copy of that document with this letter. Please keep the Amendment with your copy of the Covenants and other Association documents.**

4. The Board has unfortunately had to impose several fines for construction for which an approval from SARC was neither sought or obtained, and for construction which did not conform to the approved plans. The Board would like to remind all homeowners that the Association has a variety of review processes available to work with all sizes of requests and your schedule needs, and that our Architectural Advisor [William Lukes AIA, phone (970) 920-6929] is always available to answer questions and assist you with the approval process, whether it is a minor change during the course of construction or a new home.

Please remember the following:

⇒ **All exterior construction and landscaping must be approved by SARC in advance.**

⇒ **SARC will impose significant fines for unapproved construction or deviations from approved plans. Fines may include per diem fines for continuing violations.**

4. The Board would like to remind all property owners with construction projects, and their general contractors, that there is a fugitive dust control plan which was developed as part of the Maroon Creek Club approvals and which must be adhered to. The plan is part of the Association documents that all owners should have, and is referenced in the Maroon Creek Club Design Guidelines as a condition of all approvals.

Please be reminded that all construction sites must keep blowing dust under control by means of periodic watering or other means as necessary to avoid nuisance to other properties. Violations of this requirements will result in fines for work which does not comply with the terms of approvals.

5. No vacant lot, roadway or other location within Maroon Creek Club may be used for stockpiling building materials, fill or other construction byproducts without the express written permission of SARC or the Architectural Advisor. Anyone wishing to use any portion of any lot, common area, or right-of-way [other than the lot being built on] for such purposes should submit the following materials to the Architectural Advisor:
- A description of the lot or area proposed to be used,
 - Maximum height, width and length of the storage or staging areas,
 - cubic yards of fill, if applicable,
 - the period of time for which temporary approval is being sought, and
 - letters signed by all adjacent property owners consenting to the proposal and a letter signed by the owner of the vacant lot granting permission and indemnifying the Board, Association, and Architectural Advisor from any claims related to the request, approval and temporary use.

Please feel free to contact me if you have any questions or suggestions, and to contact our Architectural Advisor [William Lukes AIA at 920-6929] directly.

Sincerely,

MAROON CREEK CLUB MASTER ASSOCIATION

By:

WLS FOR GARY ALBERT

Gary Albert
President of the Executive Board of the Master Association