



ARCHITECTURAL REVIEW FORM

Mail to: BEMA ARC Team, PO Box 440, Lyons, CO, 80540 or e-mail: admin@bigelkmeadows.org

Name(s): Eric Jacobson / Alex Jacobson Email: AMFJ500@gmail.com

*Mailing USPS Address: 731 Hickory dr Lyons 80504

Big Elk Meadows Address: " " " Tract 6 Lot (s) 35

Home Phone: _____ BEM Phone: _____ Cell Phone 303-523-8207

The following are the types of improvements I would like the Architectural Review Committee to Approve (*Please circle)

Painting, Staining, Landscaping, Fencing, Deck/Patio, Slab, Patio Cover, Roofing, Room/Addition, Drive/Walk, Addition, other.

If there is no color change being done to the cabin, trim, doors or roof, there may be no need for an ARC request. Remodeling/additions require all of the pages.

In your own words, please describe the nature of your request to include the time schedule you would like to work with.

To Build a Pier in front of our home on Mirror Lake for all to use & better accessibility over the marsh.

Color and Construction Material: Wood, Natural color Color (*Swatches of Colors required)

Drawings of all improvements must be attached on page 2 to show location, set-backs and dimensions.

Give the Contractor's name that is performing work, has insurance, workman's compensation and haul away process. _____

*I understand that receiving written approval from the ARC and the Board of Directors is necessary before any of the work may begin. I also understand that the approved work and contractor are my responsibility, not the Board of Directors or the ARC's.

Signature of Property Owner: [Signature] Date Submitted 4/20/22

**Please submit all information & sign all requests to prevent taking more time than necessary to get request approved.

Architectural Review Committee (ARC) Action

Date Received by Big Elk Meadows: 4/26/2022

_____ Approved as submitted as of this date (*Contingent on Section 1 Permitting on page 4)

_____ Approved subject to: (See Page 4 if requests for any section # or additional information)

_____ Disapproved: (See Page 4 of application for reason)

Architectural Review Member Signatures: _____ Second _____

A time schedule for the work you requested is deemed revoked, if not done in the proper time and you must reapply.

ARC Notified upon completion and members have inspected your project on Page 4 on _____ Date

Big Elk Meadows Association request for Review of upcoming project for any improvement. Page 1

- Proposal:

• North end of Pier supported
with a float above water.
with tie down points for
canoes when in use & not
for storage.

• South end of Shore Side
would be secured with metal
Rebar sunk into mud & sand
3 ft. This way it is
not permanently affixed.

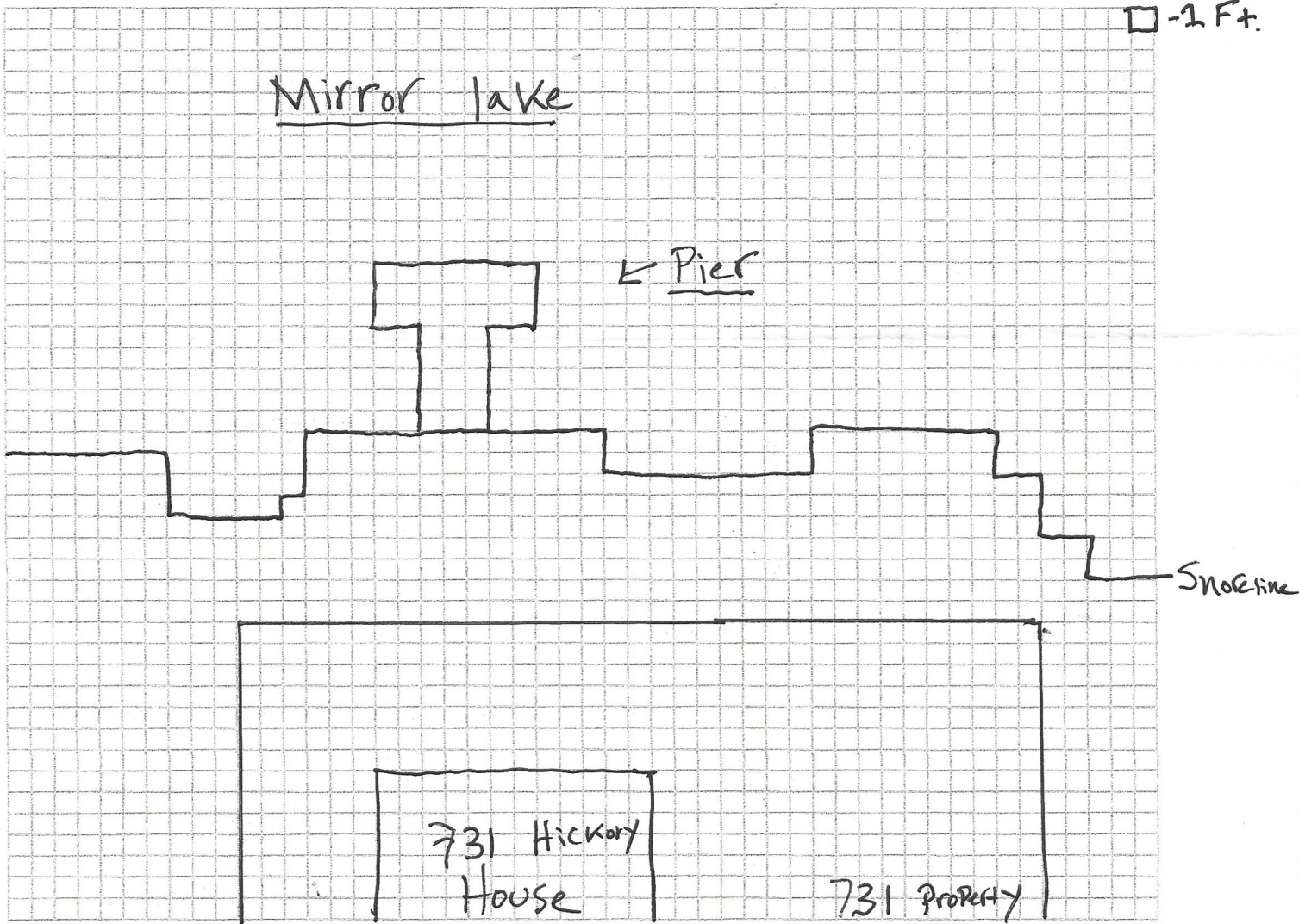
- Size can be altered as
we don't intend to protrude
into the lake or create
an eye sole.

- Placement is also variable

(Open to suggestions, we encourage
BEM use of the Pier)
www.fntcolorado.com



Complete drawings, size of improvement, setback from property lines, placement/footprint on the property



Color Swatches for Body

Windows and Trim Color

Door color

Roof

HOLD HARMLESS NOTIFICATION

In the event there are problems with the project you have undertaken, there shall be no liability on the part of the Board of Directors, the Architectural review Committee (hereafter noted as ARC) in their effort to serve both the community and your project safety while trying to avoid any loss, damage or injury arising from or in any way connected to the performance of the duties of the ARC.

I agree to hold harmless the Board of Directors and/or Architectural Review Committee in their review of your submitted material to ARC. Neither the ARC nor the Board of Directors is responsible for passing on safety, whether structural or otherwise, on conformance with building codes or other governmental laws and regulations, nor shall any such Committee's approval of an improvement of property be deemed approval of such matters.

OTHER CONDITIONS

1. I will pay for and secure any/all necessary licenses and permits as may be required by law and will not start on the improvement until I have obtained all required approvals and permits. Approval of the improvement or change by

Big Elk Meadows Association

PO Box 440, 29 Willow Drive, Lyons, Colorado 80540 303-835-7557

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the Association DOES NOT constitute approval by local governmental entities, including but not limited to local building or zoning departments; nor drainage design, nor structural soundness.

- 2. I will be responsible for future maintenance and repairs of the improvement or change. The Association will NOT maintain the improvement or change, nor will the Association be responsible for repairing any damage to the improvement or change, nor any damage caused as a result of the improvement or change. In the event the construction of the requested improvement or change causes damage to any other property within the community, I will bear the full responsibility for that damage.
3. I will be responsible for immediate, proper disposal of any/all trash, debris, materials etc. generated as a result of the work. Use of Association trash receptacles is prohibited.
4. All applications, approved, disapproved or denied are further subject to the Association governing documents: Declaration of Covenants, Maintenance Responsibilities (page 17 & 18), By-Laws, and Rules and Regulations. Any improvement which, although mistakenly approved by the Board of Directors and/or ARC, is in contravention of a provision of the Declaration, Rules and Regulations or any governmental code, regulation, statute or ordinance is deemed denied regardless of the consent previously given and such consent shall not be a waiver of the Association's right to enforce said covenant; rule or regulation as if the request for the improvement had been denied.
5. I must contact the Association for final inspection when the improvement or change is complete and I authorize entry onto my property for exterior inspection. Failure to notify the ARC or refusal to allow inspection shall result in the withdrawal of the ARC's approval of my request.
6. I will be responsible for the Association's reasonable attorney fees and other costs related to my failure to obtain approval of my plan from the Board of Directors or to properly complete the improvement regardless of whether my request or application is later approved.
7. The Association may request additional information relating to my improvement prior to approving this request and/or prior to the completion of the improvement and I will immediately comply with any such request (s). Failure to comply shall result in the withdrawal of the ARC approval, if previously granted, and waiver of any time limits imposed upon the Association.
8. If the improvement as built or completed does not conform to the improvement as approved by the ARC, upon written request of the ARC, I will at my own expense and cost, promptly restore the property to substantially to the same condition as existed prior to commencement of the improvement.

READ SECTION 5.8 BOTH THE COMMENCEMENT AND COMPLETION FOR CONSTRUCTION REQUIRES 180 DAYS!

Signature of Homeowner(s) after reading page above [Signatures] Date: 4/20/22

Application Approved Subject to: _____

Application Disapproved for the Following Reasons: _____

These plans are approved by the Board of Directors of the Big Elk Meadows Association on this Date: _____

Members are expected to comply with all applicable ordinances and obtain a building permit as may be required. Please inform ARC of the completion of your project for inspection. To approve, two signatures are required.

1. _____ 2. _____

**A Defensible Space information packet is to be attached to this set of forms for the safety of all in the Meadows.