

29 July 2013

TO: Horseshoe Ridge Property Owners

FROM: Architectural Control Committee

The purpose of this letter is to help you obtain expeditious approval of your property improvement projects and insure that all required improvements have been reviewed and approved by the ACC.

The primary governing documents for Horseshoe Ridge are the Covenants, Conditions and Restrictions (CC&R's) and the Rules and Regulations (R&R's). Both of these documents can be found on the Horseshoe Ridge page at www.hpmgi.com.

Article VI covers the property improvements/modifications that must be presented to the ACC for review. With the exception of the detailed requirements for landscape plans, these instructions should be followed to the best of your ability. (Note: Landscape plans can be submitted using any convenient scale.) If you need help or have questions, contact one of the ACC members. Their phone numbers are listed below.

For most homeowner projects, please submit the following to the ACC for review:

1. A brief narrative describing what you want to do. Include a reference to the paragraph(s) in the CC&R's and/or the R&R's that pertain to the work you want to do. State if you are requesting an ACC waiver and why. What date is the work planned to start? If the work requires a Mesa County permit, discuss the status of that.
2. Include a drawing(s) of the project. If it is a structure, include front and elevation views as well as a birds eye view. The birds eye view should show the project in relation to your lot lines, easements, building envelope and your home. Dimensions should be included on these drawings.
3. Show the colors that are going to be used on any structure and state if they are the same as used on the primary dwelling.

Keep in mind that most construction needs to be contained in your building envelope. The ACC can waive some things, but not Mesa County requirements. For example, the CC&R's require that a barn be inside the building envelope, Mesa County does not require this. Mesa County only has set back requirements from lot lines for agricultural buildings. In this case, the ACC may waive the CC&R requirement and allow a barn to be located outside the building envelope as long as it still meets Mesa County setback requirements. The property owner would need to provide the ACC with rationale for the barn's proposed location (outside the building envelope) when the request is submitted to the ACC for review.


There are currently some properties in the subdivision that have undocumented improvements. These need to be reviewed by the ACC and these homeowners will be contacted individually. It is to every ones benefit to have only documented/approved improvements on their properties. If you have any questions about your property, please give one of the ACC members a call.

As a reminder, the subject of RV/Travel Trailer Screening was discussed at the Annual Meeting in May. The deadline for all approved screening to be completed is August 31, 2013. If you can not meet this date, please contact one of the ACC members or move the RV/Travel Trailer offsite by that date. If you have an RV or Travel Trailer or Fifth Wheel on your property and you do not have an ACC-approved screening plan, it must also be removed by August 31, 2013.

This letter has been approved by the Horseshoe Ridge Board of Directors. If you have any questions or suggestions, please contact one of the ACC Members listed below.


Mike Stolle
(970) 858-9740


Rick Smith
(970) 379-0834


Doug Levinson
(970) 858-4648