

# BEFORE YOU BUILD!

Prior to beginning any construction within QCP, the following steps are required of all property owners:

1. A Construction/Road Use Impact Fee must be paid to QCPOA before applying for ANY building permit for all construction projects including, but not limited to, a Single Family Residence (SFR), garage, studio, an addition of any type, a storage building beyond the ONE unpermitted storage building allowed by Gunnison County, and/or a septic permit (Policy #2010-4). The current fee ranges from \$250 to \$1000 depending upon type of structure or type of septic.
2. A minimum 12-inch diameter culvert must be installed as part of all driveways constructed after July 3, 2007 as outlined in QCP Policy #2007-1. Gunnison County requires a driveway permit for ALL driveways in Quartz Creek Properties, prior to beginning any driveway work.
3. The Rights-of-Way Policy for QCP (Policy #2010-2) must be observed.

**Gunnison County will require that the Association issue a letter prior to the building permit application and/or septic permit (ISDS) process stating that all Association requirements have been met. CONTACT THE ARCHITECTURAL/PRECONSTRUCTION COMMITTEE CHAIR TO OBTAIN YOUR LETTER.**

**Gunnison County does not allow unpermitted living structures, including the use of "Ten by Twelves" as residential units. Please be advised that the county may enforce penalties for such use and QCPOA advises all owners to avoid this practice. The only structure not requiring a county permit is a 120 square foot (or smaller) single story structure used ONLY for storage.**

**All permanent structures built after July 8, 2012 and used for a living structure will be subject to the QCPOA Impact Fee regardless of permit status.**

In addition, the following articles from the amended Conditions of QCP (dated May 28, 1976) also apply:

**2. CONSTRUCTION.** No structures shall be constructed, erected, or placed upon any subject matter parcel except in accordance with the Uniform Building Code then in effect in Gunnison County, Colorado. All structures shall be completed with due diligence.

**5. GOVERNMENTAL RULES AND REGULATIONS.** The subject matter parcel and the use thereof are subject to applicable laws, rules, and regulations by all governmental agencies including applicable zoning and health and sanitation regulations. The use of the subject matter parcels shall be in full compliance therewith.

**8. ENFORCEMENT.** If any person shall violate or threaten to violate any of the provisions of this instrument, it shall be lawful for any person or persons owning subject matter parcel as listed in exhibit "A" or any appropriate governmental entity to institute damages, actual and punitive, together with reasonable attorney's fees, for such violations.

The QCPOA Board of Directors adopted the following policy recommendation in August of 2015 for all residential construction:

"It is strongly urged that rainwater be collected, by gutters or other means, along with appropriate filtration and purification devices, and utilized as a source of potable water."

SEE "Association Policies" ON THE QCPOA WEB SITE, <http://www.qcpoa.org> FOR MORE DETAILED INFORMATION ON THE POLICIES LISTED ABOVE.