

**POLICY #2010-4 OF THE  
QUARTZ CREEK PROPERTY OWNERS ASSOCIATION, INC.  
REGARDING POLICY AND PROCEDURE FOR  
A CONSTRUCTION/ROAD USE FEE FOR RESIDENTIAL BUILDING PERMITS**

**SUBJECT:** Adoption of a policy and procedure for a Construction/Road Use Fee required to be paid to QCPOA prior to applying to Gunnison County for a Single Family Residence (SFR) building permit or an On-site Wastewater Treatment System (OWTS).

**PURPOSES:** To adopt a policy and procedure for owners In Quartz Creek Properties (aka QCP) requiring payment of utilization fee as part of the process of new construction in QCP.

**AUTHORITY:** The Conditions, Articles of Incorporation and Bylaws of the Association and Colorado law.

**EFFECTIVE DATE:** August 29, 2010 (Updated 6-12-2015)

**RESOLUTION:** The Board, on behalf of the Association, hereby adopts the following policy and procedure:

1. Scope. In order to compensate for the wear and tear on the roads within Quartz Creek Properties resulting from the increased construction traffic related to residential building, a Construction/Road Use Fee (Impact Fee) will be collected prior to obtaining an On-site Wastewater Treatment System permit (OWTS permit) or building permit (SFR permit) for a residential structure or other structure. It is the responsibility of the Association to properly maintain the Public Access roads within the Community. The Board of Directors determines that it is necessary to have policies and procedures to collect a Construction/Road Use Fee as part of the building process.
2. Purpose. The purpose of the Construction/Road Use Fee is to compensate to some extent for the increased wear and tear and damage to the roads within QCP resulting from delivery vehicles, construction machinery and equipment, and workers' vehicles during the building of a structure within QCP. The fee will be used as part of the Association's Road Maintenance Budget and will be used to maintain the Public Access roads within QCP.
3. Procedure. Any owner wishing to obtain a septic permit or a building permit for a structure within QCP, must pay a Construction/Road Use Fee to the Quartz Creek Property Owners Association (aka QCPOA), prior to applying for a septic permit or

building permit and prior to any and all construction related work commencing. Any **legal** parcel will be assessed an impact fee for any addition to the residence, or any secondary structures including, but not limited to, garages and studios. The fee, per legal parcel is set as follows:

Single Family Residence (SFR), SFR & Garage under same permit, or On Site Wastewater Treatment (OSWT)-**\$1000**

Addition to an existing SFR, construction of a Garage, Guest Cottage, or Studio-**\$500**

Any other structure (not listed above) that requires a building permit-**\$250** (includes a storage building **beyond** one 120 sq foot storage building of one story only, for non-residential use)

In addition, 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. The Board of Directors may adjust the fee periodically.

4. Amendment. The Board of Directors may amend this policy from time to time.

**PRESIDENT'S  
CERTIFICATION:**

The undersigned, being the President of the Quartz Creek Property Owners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on

June 12, 2015

And in witness thereof, the undersigned has subscribed his/her name.

**QUARTZ CREEK PROPERTY OWNERS ASSOCIATION,  
INC.**

A Colorado nonprofit corporation

By: \_\_\_\_\_  
President