

2015 New Or Modified Construction Rules

Application Fees & Fines

- New House Application Fee - \$100.00 nonrefundable
- Small project Application Fee - \$75.00 nonrefundable
- New House Construction Deposit - \$5,000 for new homes with foundation, \$10,000.00 for new homes with basements, refundable.
- Fine for construction projects built without AVHOA approvals - \$500.00 per component constructed and component constructed to be removed.

Construction Application

- Construction notification in writing to neighbors 2 weeks prior to architectural committee meeting.
- Construction notification to public, 3'x2' sign to be posted on front of lot, 2 weeks prior to architectural committee meeting and remain up during time of construction.
- Applications for new homes first go to AV Architectural Board meeting, then AV Homeowners Association Board meeting, then to Pitkin County Community Development. After Pitkin County Community Development approval of project then goes back to AV Architectural Board meeting for final approval.
- Eight (8) sets of final construction plans are to be submitted at first AV Board Meeting which are to include at a minimum the following:
 - Site plan
 - Elevation of all structures
 - All Materials (including colors) being used
 - Scope of work / Timeframe
 - Improvement Survey
 - Minor or Major Application and appropriate fee
 - Rules page with Signature
- Construction Deposit required at AV Architectural Board final approval meeting.
- Approval of project by AVHA ACC is only valid for six (6) months from date of approval (except for new homes which is one (1) year).

Construction

- Construction on new homes should be started no later than August 1st.
- No excavation from September 1st- April 30th.
- New homes are required to provide a professional survey before construction starts and have property corners flagged.
- New house construction time period 1 year from final approval.
- Small projects, fences, carports, decks, sheds and the like 6 months from final approval.
- Construction hours as per Pitkin County Land Use Code - 8am-8pm Monday through Saturday. No construction on Sundays or Federal Holidays.
- New Homes Construction Progress Reporting - Monthly written updates and attendance of quarterly AVHOA meetings.
- No exterior spraying painting.
- All new house construction - Water and sewer lines to comply with metro specifications.
- Water meters are required for all new homes. The cost of water meter shall be the responsibility of the homeowner.

Design Elements

- All setback variances are to be approved by the Aspen Village Architectural Board as well as the Aspen Village Homeowners Association Board.
- Garages cannot be the main structural focal point facing the street.
- All utility hook ups to be on side or back of house.
- Fences 6 feet tall max as per Pitkin County Code.
- Fences maximum length - 20% of total perimeter of both sides and back of lot length.

Fences not allowed on street side or in front of home. Split rail that matches the rest of the community allowed only.

- All fencing materials to be determined on case to case basis.
- Shed required on new construction of homes. If not incorporated in shed a bear proof structure must be built for trash cans and recycling containers.
- All new house construction front yard setbacks 10 feet from property line.
- No gravel, or chip and seal for driveways- cement, asphalt, pavers allowed.
- All new house construction – minimum of 2 off street parking spaces on lot.
- Uncovered parking spaces must be a minimum of 200sqft to allow 2 cars to be parked on lot.
- Carports may not encroach into the setbacks.
- The entire front of lot cannot be used for off parking spaces, sheds or other structure. The front of the lot needs must be at least 50% landscaping.
- No reflective/ shiny finishes – i.e fences, siding, roofs, sheds, garages.

Due to potential conflict of interest if an architectural board member is going to build a new home on their lot in Aspen Village that board member shall resign from the architectural board during time of approval and construction of their home.