

## Suggestions for Making Your Blue Mountain Building Project a Smoother Endeavor (Version 5.7 01/27/2011)

### General Notes:

- It is not the desire of the Blue Mountain Airpark Architectural and Landscape Control Committee (ALCC) to dictate house and other structure designs, but rather to insure that all external designs and property layouts meet a few minimum requirements that maintain the integrity and property values of the Airpark as a whole.
- On the other hand, to be frank, the ALCC is a volunteer organization, and is not interested in helping you do your external building design. They are simply a gating factor which allows you to move forward (or not).
- All ALCC work is on a best efforts basis, and formality may vary widely depending on available resources, which should be well understood by all parties. You will benefit by providing detailed and thorough documentation that will make their job as easy as possible. The ALCC is responsible for reporting a conclusion to the Board of Directors which will, as a highest priority, insure that the Covenants are held in compliance, secondarily allow you to proceed with construction
- All work is "in the spirit and vision of Blue Mountain Airpark" (all Blue Mountain Property Owners and Residents continually share and communicate this vision) – ask questions, get input, does it feel good when you talk with your community members about your plan?
- Is there enough detail in your plan? Can you articulate your plan clearly to other community members?
- At the end of the day, have you convinced your neighbors and the ALCC that your project will maintain or enhance the value of their properties?

### Suggested Process

- Have fun with the project
- It's not a bad idea to start by sending a preliminary "Intent to Start Construction" email to the ALCC with a general description of the project, and include any questions which immediately come to mind. Estimating and communicating items like expected start date, and size and length of project are also a good idea
- Work up a general plan with a goal to successfully articulate the plan to an ALCC member (identify a respected member and get a commitment from him/her to review with you – IMPORTANT – once you have a commitment, inform the rest of the committee, or at least the committee chairman
- Get feedback on your plan
- Work up a detailed plan and review with a committee member to gain better confidence for submittal: expand awareness and get more feedback
- If inclined, arrange a presentation to the ALCC at the time you submit your detailed plan (for approval) to the ALCC, and be ready for both positive and negative feedback
- Get written approval before starting
- Begin work
- Communicate early and often with the Committee on subjects which impact external appearance or affect your neighbors – expect and plan the need for re-proposal and approval

### Items which will get you quicker approval from the ALCC

- Build something that is at least 2 Bedrooms/ 2 Baths
- Architectural Grade Shingles (or better) for the roof
- Masonry Foundation (Stucco, brick or Stone Facing)
- It is desirable to have roof pitches of between 6-12 and 12-12 (rise to ½ span) with the steeper pitch toward the front (preferably 8-12). (This is not a hard guideline as the style of the house and the character of the lot will have some influence; however, lower pitches are harder to maintain and more prone to developing leaks in heavily treed areas, such as that found at Blue Mountain Airpark.)
- Include dimensioned or scaled drawings of: exterior elevations of all buildings (all sides of each), floor plans of building and of each floor, locations of buildings and other salient features (such as swimming pools) as situated on the lot and potential landscaping design (general).
- Prepare a packet which contains all of the details. Four copies (one for each committee member) of the house/garage/hangar plans in the submittal packet
- Get it right the first time around. Any changes to the exterior of the submitted plans must be submitted for re-approval.

### Separate Hangar/Garage Buildings:

- It is preferable to place the hangar to the rear of the house (as viewed from the Blue Mountain Lane or the runway). (we understand that xceptions may have to be made depending on the lot topography.)
- The hangar (and or separate garage building) structure should be kept in accordance with the architectural theme of the house.
- The hangar roof pitch should be be 4-12 or greater, when possible.
- Specify the external appearance as completely as possible (include three top choices of siding

#### Building Arrangements:

- Hangar/Homes (house and hangar attached) shouldn't be a problem as long as the house is the prominent feature as viewed from the road (Blue Mountain Lane) or runway side. (Access to the hangar should be from the side or back.)
- An apartment in the hangar is permissible as long as it is used as temporary housing (e.g. while the main house is being constructed) or for guest purposes. (See the Covenants: Section I, Paragraph 34 for exact reference)
- The property owners are responsible for insuring that the buildings are the proper set-back distance from the property lines. (15' from each side, 40' from the front, 15' inside the rear 50' Right-of-Way line.)

The Covenants Apply During Construction, so to avoid stalling progress,

- Keep the construction site as neat and orderly as possible
- We suggest a dumpster for collection of unwanted construction material
- Rent a port-a-potty for workers for the duration of the construction project

These are important items in the BMAPOA Covenants:

- Section I.  
Paragraph (s): (2), (3), (4),(5), (9), (11), (16), (31)
- Section II.  
Paragraph (s): (1), (2), (3)