

Design Review Committee (DRC) Frequently Asked Questions

Question: When is DRC approval needed in The Seasons at Tiara Rado?

Answer: DRC Approval is needed for any exterior change to a property. Exceptions would be taking out dead plants and/or replacing plants with new, similar plants that when mature will be under 4 feet tall.

Question: Is DRC approval needed for solar energy applications, including solar energy panels?

Answer: Yes, DRC approval is needed for any solar application that is applied to the exterior of a home. This includes an awning, shutter, trellis, ramada, shade structure, etc, that is marketed for the purpose of reducing energy consumption. Solar energy devices, such as solar panels that are placed on the roof, also require DRC approval.

Question: What is the DRC approval procedure?

Answer: If you are a **homeowner** in The Seasons at Tiara Rado, please find the **Improvement/Change Form**, which is located on this website. The form is for all homeowner requests, including construction and landscaping changes. Fill it out completely, including your description of the project. If you are unsure about the need for a permit, call: GJ City Planning (if you live in Filings 1 or 3-7) 970-244-1430, or Mesa County Building Dept. (if you live in Filing 2) 970-244-1631. Add any detailed plans, pictures, brochures, color samples, etc. that help explain your project. Then, e-mail the DRC chairman at DRC@seasonshoa.com to arrange your delivery of the application. E-mail is the preferred method to deliver, but another method can be arranged.

New construction requires the builder fill out the **DRC Application**. This application is NOT on the website. Contact the DRC chairman at DRC@seasonshoa.com for this application. The items on the application need to be delivered to the DRC. The DRC will then hold a meeting with the owners, the builder, and interested neighbors to consider approval. **New landscaping plans** also need to be submitted to the DRC for approval. A list of required items is posted on this website under **Landscape Submittal Requirements**.

Question: Where do I find the guidelines used for DRC approval?

Answer: Find the **Amended Declaration of Covenants, Conditions, Restrictions and Easements for The Master Subdivision of The Seasons at Tiara Rado** on this website. Article 10 states information about the DRC and how it works. Article 2 states Use Restrictions applicable to all lots in the subdivision. Articles 3–9 state Use Restrictions specific to the individual Filings 1-6. These are part of the amended covenants recorded in 2013. However, the original covenants and even the recorded plats may have guidelines that are still valid. Solar energy applications and solar energy devices are subject to Colorado Revised Statutes, Section 38-30-168 (Amended 2021), and CCIOA (As of September 7, 2021). E-mail your questions to the DRC chairman at DRC@seasonshoa.com.

Question: How long does a DRC decision take?

Answer: The DRC must give a decision within 30 days. **Homeowner decisions** generally take about a week. More complex decisions may require a meeting between the homeowner and the DRC. **New Construction** requires a meeting with the builder, the new homeowners, the members of the DRC, and interested homeowners. Once the application, filled out by the builder, and the items required on the application have been delivered to the DRC, the required meeting can generally be scheduled within two weeks. The decision is made sometime after that meeting.

Question: Can the DRC give advice to prospective home purchasers?

Answer: The DRC may answer very general questions; however, advice specific to any project or change will NOT be addressed to prospective purchasers.