

## **2026 amendment to Sections 4 of Policy 2025-3**

The language added to Section 4, which deals with Ancillary Buildings, reads as follows:

### **4. Restrictions on Ancillary Buildings:**

#### **a. Ancillary buildings constructed on Lots with Single-Family Residences:**

**(i.)...**

**(ii.) For ancillary buildings constructed after the construction of the single-family Residence, SPOA will not approve the plans for the ancillary building (A) if the floor area of the ancillary building, as shown in the plans, exceeds the larger of 50% of the total floor area of the Residence, including attached garages and attached enclosed spaces that open only to the exterior of the Residence, or One Thousand Square Feet, or (B) if the floor area of the ancillary building exceeds 2,500 square feet.**

**(iii.) SPOA will not approve plans for additions to an existing ancillary building (A) if the additions would cause the floor area of the ancillary building to exceed the larger of 50% of the total floor area of the Residence, including attached garages and attached enclosed spaces that open only to the exterior of the Residence, or One Thousand Square Feet, or (B) if the additions would cause the floor area of the ancillary building to exceed 2,500 square feet.**

**(iv.) Plans to alter the interior and/or exterior of an existing, previously-approved ancillary building, for the purpose of constructing a "Secondary Dwelling Unit" [as defined in the Routt County Unified Development Code], which plans have been approved by the Routt County Planning and Building Departments, do not require approval by the Architectural Control Committee and any construction pursuant to such approved plans shall not be considered a violation of the Stagecoach Covenants, PROVIDED, HOWEVER, that if any portion of the addition or alteration shown in the plans will not be included within the floor area of the Secondary Dwelling Unit, that portion must be approved by the ACC prior to construction and will be subject to the limitations in this Section 4."**

## **2026 amendment to Section 2 of Policy 2025-3**

The language added to Section 2, which deals with Single Family Residences, reads as follows:

### **2. Restrictions on Single Family Residences**

**a. ...**

**e. Plans to alter the interior and/or exterior of an existing, previously-approved single-family Residence, for the purpose of constructing a “Secondary Dwelling Unit” [as defined in the Routt County Unified Development Code], which plans have been approved by the Routt County Planning and Building Departments, do not require approval by the Architectural Control Committee and any construction pursuant to such approved plans shall not be considered a violation of the Stagecoach Covenants, PROVIDED, HOWEVER, that if any portion of the addition or alteration shown in the plans will not be included within the floor area of the Secondary Dwelling Unit, that portion must be approved by the ACC prior to construction and will be subject to the limitations in this Section 2.”**