



Building Construction and Architecture

The Summit Park Homeowners Association does not provide guidance or advice on building and construction activities, nor do those seeking to build or remodel in Summit Park need to seek approvals from the Association. Nevertheless, there remains certain construction challenges in Summit Park that people should be aware of; in fact, whereas some architects may provide designs that are perfect for other locations, those designs may not be the best when applied to the hilly and snowy environment found in Summit Park.



Among others, those building in Summit Park should at least think about the following concerns to potentially avoid future costly problems:

- Steep slopes that may be subject to soil creep.
- Roof construction, roof lines, and deck constructions that can withstand heavy snow loading.
- Shallow soil horizons overlying often fractured and incompetent bedrock.
- Exterior building material that is resistive to fire.
- Landscape design that considers the threat of wildfire.
- Exterior lighting that is in line with dark sky ordinances.
- Potential drainage and erosion issues arising from surrounding terrain.
- Retaining walls built to withstand loads placed behind them.
- Cut and fill and suitable foundation construction that is appropriate for the home being built.
- Lastly, because Summit Park is a patchwork of new and old land surveys that are not necessarily aligned with each other, property surveys and defining lot lines can be problematic. If you are planning on lot construction, it is advisable to discuss property lines with your neighbors and try to find mutual agreement on them, as issues may arise depending on which datum or land surveys are relied upon.