

Attachment E



The Estates
AT
COUNTRY CLUB
OF THE NORTH

DESIGN REVIEW APPLICATION

Date Submitted _____

Submitted by _____

For the property of:

Name _____

Lot # _____

Address _____

Telephone (W) _____ (C) _____

		Submittal	Resubmittal
<input type="checkbox"/> Preliminary Design Review	\$200	<input type="checkbox"/>	\$100 <input type="checkbox"/>
<input type="checkbox"/> Final Design Review	\$200	<input type="checkbox"/>	\$100 <input type="checkbox"/>
<input type="checkbox"/> Landscape Design Review	\$100	<input type="checkbox"/>	\$ 50 <input type="checkbox"/>
<input type="checkbox"/> Existing Home/Property Change Review	\$100	<input type="checkbox"/>	\$ 50 <input type="checkbox"/>

(ARB fee will be assessed to HOA account)

Builder/ Contractor Name: _____

Phone: _____

Email: _____

Expected Completion Date: _____

The owner/builder/contractor shall notify the ARB in writing upon completion of work, so the ARB may perform a final inspection.

Authority of the ARB

Submission of plans for approval to the ARB constitutes acceptance of the decisions rendered by the ARB. It is acknowledged that the ARB has total, complete, absolute and final discretion and authority to approve or disapprove all plans as submitted. Refer to the CC&Rs sections 5.01 – 5.14 for information regarding design standards, plan approval and enforcement.

No construction or installation shall commence without prior written approval of the ARB and all required governmental approvals.

Any errors in judgment in approval of plans or inactivity on the part of the ARB shall not be construed as an acceptance of plans that otherwise would not be approved. Acquiescence in the error will not relieve the Builder, Architect or Owner from ultimate responsibility to correct the condition created by the error, or inactivity.

Design Review Application Disclaimer

The Architectural Review Board, The Estates at Country Club of the North Homeowners Association and Escalante Golf, as well as their agents, employees and architects, shall not be liable to any owner or any other party for any loss, claim or demands asserted on account of their administration of Covenants, Conditions and Restrictions (“CC&R’s”) and the performance of their duties hereunder, or any failure or defect in such administration and performance. No approval of plans and specifications, and no publication or architectural standards bulletins shall ever be construed as representing or implying that such plans, specifications or standards will, if followed, result in a properly designed residence or that the residence will meet applicable governmental regulations. Such approvals and standards shall in no event be construed as representing or warranting that any residence is in a good, workmanlike manner. The acceptance of a deed to a residential lot in the subdivision shall be deemed a covenant and agreement on the part of the grantee, and the grantee’s heirs, successors and assigns, that the declarant, the Homeowners Association and the Architectural Review Board, as well as their agents, employees and architects shall have no liability under these CC&R’s except for willful misdeeds. The CC&R’s can be altered or amended only as provided therein and no person is authorized to grant exceptions or make representations contrary to those CC&R’s.

Preliminary Design Review

(Only complete submittals will be considered)

Submittals Required

Provided

1. Site Plan (To include)

()

- a) Property boundaries, setbacks, easements and existing utilities (pg. 9)
- b) Proposed building footprint(s) (pg. 9)
- c) Other proposed improvements (i.e. pools, decks, patios, detached structures, fences, walls, etc. pg. 7, 8)
- d) Existing trees, understory and natural amenities (pg. 12)
- e) All other information from master development site plan

2. Grading Plan (To include)

()

- a) Proposed topography changes, cut and fill requirements, drainage patterns (pg. 9)
- b) Proposed floor elevations for all structures (pg. 9)
- c) Proposed fence and wall locations (pg. 7)

3. Architectural Plans (To include)

()

- a) Floor plans and overall dimensions of all buildings (pg. 9)
- b) Square footage of the home and size of garage (pg. 9, 11)
- c) All major elevations (front, rear and sides) (pg. 10, 11)
- d) Overall heights and roof pitches (pg. 10, 11)

Special Notes and Considerations:

Final Design Review

(Only complete submittals will be considered)

Submittals Required

Provided

1. Site Plan (To include) ()

- a) Property boundaries, setbacks, easements and existing utilities (pg. 9)
- b) Building footprint(s) (pg. 9)
- c) Location and construction methods, materials and colors for all paved areas (pg. 7,8)
- d) Location of all other improvements with construction detailing (pg. 7, 8)
- e) All special assets of the lot (existing trees, ravines, etc.) (pg. 12)
- f) All other information from master development site plan

2. Grading Plan (To include) ()

- a) Proposed finished grading
- b) Floor elevations for all structures (pg. 9)
- c) Proposed drainage of downspouts and sump pump (pg. 10)
- d) Permanent and temporary storm water control (i.e. detention pond, silt fence)

3. Utility Plan (To include) ()

- a) Sanitary and storm sewers, water lines, electric, telephone and cable lines (pg. 17)

4. Architectural Plans (To include) ()

- a) Floor plans for all levels, square footage of the home and size of the garage (pg. 9, 11)
- b) All elevations showing height and roof pitches, materials and colors (pg. 9, 10)
(Samples or pictures of materials must be submitted, see Exhibit A)

5. Home site Staking (To include) ()

- a) All pertinent corners of the house need to be staked prior to submittal (pg. 5)

A. Site Information (materials and colors) ()

Paved Areas (pg. 7, 8)

- 1) Driveway _____
- 2) Sidewalk _____
- 3) Patio _____

Other Improvements (pg. 7, 8)

- 1) Fences / Walls _____
- 2) Pools _____
- 3) Detached Structures _____

B. Architectural Information (materials and colors)

()

Building (pg. 10, 11)

1) Roof

Wood Shingles Asphalt Shingles Slate Tile

Manufacturer _____

Color _____ Style _____

2) Roof Elements

Roof Vents _____

Flashing _____

Skylights _____

Other _____

3) Façade

Wood _____

Brick _____

Stone _____

EIFS _____

Other _____

4) Exterior Trim Elements

Fascia/Corner boards _____

Window Shutters _____

Window Trim _____

Gutters and Downspouts _____

Chimneys and Fireplaces _____

5) Doors

Entrance _____

Garage _____

Other _____

Special Notes and Considerations:

Landscape Design Review

(Only complete submittals will be considered)

Submittals Required

Provided

1. Landscape Plan (To include)

()

- a) Existing and all proposed landscaping (pg. 5, 12, 13, 14)
- b) Proposed tree and other vegetation removal
- c) Patios, decks, fences, walls, retaining walls, detached structures, etc. (pg. 7,8)
- d) Pool/spa design with screening plan (pg. 8)
- e) Pool/spa equipment, air conditioning, irrigation equipment, utilities and screening plan (pg. 8, 13)
- f) Soil mounding clearly identified and drainage patterns indicated (pg. 14)
- g) Plan for low voltage landscape lighting (pg. 8)
- h) Coach light location (pg. 8)
- i) Location and construction methods, materials and colors for all hardscape areas

2. Plant Materials List (To include)

()

- a) Plant list including quantity, sizes, botanical and common names (pg. 13, 22)
- b) Type of sod to be used (pg. 14)

3. Landscape Labor and Materials Estimate (To include)

()

- a) Estimated time frame for completion (pg. 13)
- b) Itemization for cost of permanent plant material and labor to install (pg. 12)
- c) Total budget including cost for mulch, planting mixes, topsoil and sod (pg. 12)
- d) Plan for irrigation system (pg. 14)

Special Notes and Considerations:

Existing Home/Property Change Review

(Check with ARB Administrator for required information)

Type of Change Requested (Describe)

1. Grading and Drainage (i.e. Excavation work, Mounding, Drainage tile and swales, etc.)

2. Utilities (i.e. TV dishes, Generators, Utility additions, etc.)

3. Architectural (i.e. Exterior changes, Roofing, Repainting, Doors/Windows, Additions, etc.)

4. Paved Areas (i.e. Driveways, Patios, Decks and Sidewalks, etc.)

5. Landscape (i.e. Tree and Shrub removals and replacements, Bed additions, etc.)

6. Other Improvements (i.e. Detached Structures, Pools/Spas, Fences, Walls, Lighting, Fireplaces, etc.)

Preliminary Design Review

Final Design Review

Landscape Design Review

Existing Home/Property Change Review

ARB Action:

Approved

Approved with Conditions

Revise and Resubmit

BY _____

Date _____

BY _____

Date _____

BY _____

Date _____

BY _____

Date _____

BY _____

Date _____

NOTES:

Attachment F

VARIANCE REQUEST APPLICATION

Date _____

Submitted by _____

For the property of:

Name _____

Lot Number _____ MDP Number _____

Street Address _____

Variance Request:

Reason for Request:

ARB Approval:

Date:

_____	_____
_____	_____
_____	_____
_____	_____