

Architectural Control Committee

Approval Process

Step 1: Contact the Architectural Control Committee (ACC) to set up an in-person meeting at your lot prior to in-depth development of your home plans and placement on the lot. This enables the lot owner to share his/her home vision with the ACC and head off any potential issues that may be in conflict with the CC&Rs.

Please refer to Articles 5-10 of the CC&Rs, which outline the requirements and restrictions of design, square footage, exterior color, and construction.

Step 2:

- Submit preliminary (non-engineered) plans. Plans should include square footage, all elevations, grading and site plan. **Note: there is a 15ft minimum setback from both side lot lines and an average of 40ft setback from the street/curb.**
- Submit main floor height above sea level in relation to street height
- Site plan should include location of concrete washout, sanitary facilities and trash receptacle
- Submit a lot survey not less than 6 months old. All survey pins should be marked and visible.
- Side and rear property lines need to be bordered with silt fencing or other protective fencing throughout the entirety of the build and landscape process
- Submit vendor, name and color of all exterior finishes; exterior rock/stone/mortar color, exterior base/trim paint color, wood siding, roof shingles, metal roof, windows, garage doors, exterior doors, soffit, fascia, gutters, deck railing, lighting, etc.
- Submit color rendering depicting placement of all exterior finishes
- Submit dark sky compliant exterior lighting (See Dark Sky pamphlet)
- Submit preliminary landscape design to include irrigation/sprinkler plan (see Landscape Requirements)
- \$250 Plan Review fee (mail to Chalets at Ski Lake HOA, PO Box 1483, Ogden, UT 84402)

The ACC has 30 days to respond to your submission with approval, changes or denial once all the above information is submitted.

Once plans and exterior finishes are approved by the ACC, no changes will be made. If a change is necessary, the lot owner must resubmit the alteration **prior** to instituting the change for further review and approval by the ACC. A fine will be assessed for any unapproved improvements. See fine schedule.

No work shall commence until all required plans and materials are approved.

**CHECK SHEET FOR NEW CONSTRUCTION
CHALETS AT SKI LAKE**

You have a copy of the CC&Rs and have read the Articles that apply to building and landscaping. Initial _____

You have provided your designer/architect with a copy of the CC&Rs in order for them to understand the requirements in advance of preparing your plans. Initial _____

Improvements will be architecturally compatible and aesthetically pleasing in terms of location, lot coverage, proportion, materials, color, and general appearance. Using stucco as a predominant exterior finish along with any white exterior finishes will not be approved. Initial _____

The placement of your home on the lot will be considerate of view corridors. Initial _____

If at any point in the construction process the ACC or the Board of Trustees notes deviations from approved plans or materials all construction will be immediately halted regardless of expense to the homeowner. The building process may resume once the issue is resolved. Initial _____

You understand the exterior construction of all structures shall be completed within a period of one (1) year following commencement of construction. The front, side and rear yard of each Lot shall be landscaped no later than one (1) year following completion of the exterior of the home. Initial _____

The commencement of construction is defined as when excavation begins. Initial _____

The completion of exterior construction is defined as the installation of all exterior improvements; all exterior finishes, lighting, decks & railings, sidewalks, driveway, etc. and the removal of the trash receptacle, sanitary facility and debris from lot and surrounding properties affected by the build. Initial _____

Owner will schedule a final meeting with the ACC at the completion of the exterior to ensure all the above items have been completed. Initial _____

You understand that all homes are single-family dwellings. No Short Term Rentals are allowed. Initial _____

Pools will be allowed with special written conditions: Owner will provide a written understanding/agreement with Lakeview Water Corp. Initial _____

You will keep all dirt, debris, building materials and equipment within the confines of your lot. Please refer to Article 7.2 A-M) of the CC&R's for more detailed information. Initial _____