

Architectural Building Requirements

Accessory Building Application & Building Addition Application

Introduction

This form is to be used when applying to construct a new Accessory Building on an already occupied Lot in Greenerhills. This form is also to be used when submitting to Build an Addition to a structure (home, garage or already existing barn or Accessory Building).

The Architectural Review Committee, known as the ARC, will review your plans. The ARC will use their knowledge of the governing documents to ensure compliance with the guidelines.

Fees Required

Fees are required to be submitted with this application. A non-refundable fee is required for an architect retained by the HOA to review your plans before any building activity can take place on your Lot. A provisionally refundable Compliance Deposit is collected to ensure that your structure is built according to the plans you submitted and the ARC approved. Any costs and expenses incurred by the HOA in enforcing compliance will be deducted from this deposit.

Architectural Design and Information

Accessory Building Architectural Styles. The Accessory Building or Addition shall be constructed with dimensions, details, materials and architectural styling that are consistent with the corresponding components used to construct the primary Dwelling.

New Construction. All buildings erected on the Lots within the Subdivision shall be new construction, built by a licensed and bonded contractor. Building materials must be in compliance with the requirements of the CC&Rs. No old or secondhand structures (including historic or period Accessory Buildings) shall be moved onto any Lot for use as an Accessory Building.

Temporary Structures. Structures of a temporary character (trailer, mobile home, tent or shack) will not be allowed at anytime on your Lot during construction.

Wasatch County Permits. Depending upon the square footage, a Conditional Use Permit may be required through the Wasatch County Building Department for an Accessory Building; you will need to research that requirement. A permit is required for all Building Additions.

Timing of an Accessory Building. An Accessory Building may either be built and approved at the same time as a Dwelling or after a Dwelling is completed. An Accessory Building may not be built without a Dwelling already existing or in the process of being built on a Lot.

Planning Guidelines

Lot Improvement Approval Required. No construction, erection, alteration, modification, removal or destruction of any Improvement shall be initiated, maintained, or otherwise be permitted to continue or exist within the Subdivision without prior review and written ARC approval pursuant to the CC&Rs, Architectural Building Requirements and applicable Rules and Regulations. Any Improvements to a Lot shall comply with the Architectural Building Requirements for the Subdivision, as amended from time to time. Since building requirements can be amended, modified or revised, any feature seen on previous construction may not currently apply. No decision made by the ARC will set precedent over another application. Each application will be individually reviewed. Any variances granted by the ARC cannot be used as precedent in any subsequent requests. The proposed design, materials and colors for every Improvement to a Lot are subject to review and approval by the ARC. The Owner shall submit to the property management company, a complete, full set of plans electronically. The Owner shall bring with them to a scheduled meeting of the ARC, 2 architectural sized copies of each of the following pages of the building's architectural plans: cover sheet, site plan, elevations from all 4 sides, exterior electrical plans, landscape & irrigation plans (if applicable), and a color rendition of the building.

Site Plan. No part of any Accessory Building shall be nearer than fifty (50) feet to any Lot line. No Addition to a dwelling shall be nearer than forty (40) feet to any Lot line. You must denote on the site plan the distance between the closest part of the Accessory Building or the Addition to the street, and to all adjacent Lot lines.

A dimensional site plan must show the location of the Dwelling and location of the proposed Accessory Building along with any other Improvements or Additions, including fences and walls on the Lot. Also include drainage for the Lot and all elevations and setbacks for driveways, sidewalks and other such pertinent information relating to Improvements on the Lot. Wasatch County may also have building site constraints listed upon the official Plat map. The site plan shall include a North arrow and the location of air conditioning unit (if applicable). Your builder must note on a copy of the architect's site plan the area used for delivery of construction supplies, parking location for construction workers, sanitary facilities, the dumpster location and any other notations as may be necessary to properly understand all of the graphic representations on the drawing.

A geotechnical study may be required for a proposed site plan for construction on land with ground slopes steeper than twenty (20) percent. Such a study shall be prepared by a qualified licensed engineer and shall evaluate the potential for rock excavation, soil erosion, foundation stability and maintainability of the proposed building location.

Underground Utilities Requirement. All pipes, conduits, cables, wires or other facilities for the distribution of water, sewer, gas, electricity, telephone, fiber optic cable, and any other utility lines within the limits of the property shall be buried underground and may not be exposed above the surface of the ground, or as required by the utility company.

HVAC. Heating, ventilating and air-conditioning (HVAC) equipment, evaporative cooling units and related apparatus shall not be mounted, installed or maintained on the roof of any Building. HVAC equipment shall not be installed through-a-wall or through-a-window. Air conditioning units shall be located to the side or rear of the Building, in an area not conspicuous from the street.

Foundation. A concrete or masonry foundation wall shall form a complete enclosure around the perimeter of the Building. Piers, columns, walls or other means of support may be utilized for interior or deck support required for the Structure. Any exposed foundation walls or retaining walls are required to be veneered with stone or brick. They may also be stained or painted to match the exterior color palette.

Exterior Finishes. High quality natural materials and finishes are required for all Structures built or maintained in the Subdivision. Exterior wall materials shall be natural wood, brick, stone or stucco. No cultured or manufactured stone is allowed. Synthetic wood may be allowed if used in conjunction with other materials. Vertical and horizontal wood siding, board and batten siding, planks, heavy timbers, or siding with varied sizes and profiles can be used in design themes to personalize Structures. Aluminum and vinyl siding is strictly prohibited. A combination of materials must be used on the exterior of a Dwelling Addition, with at least twenty (20) percent of the total exterior wall area constructed with natural stone or brick. The proposed colors and samples for each exterior material on all buildings in the Subdivision shall first be approved by the ARC.

Colors. Earth Tones are required to blend in with the natural environment. Prohibited colors are white, bright or primary colors, metallic colors, glossy or shiny finishes. Building color and trim shall not exceed a Light Reflective Value (LRV) of 40, accent color shall not exceed LRV of 50, matching the same paint colors used on the exterior of the Dwelling.

Windows. No mirrored windowpanes or reflective glass coatings will be approved.

Outdoor Lighting. Any outdoor light used to illuminate the Accessory Building or Addition, garage, patios, parking areas, or for any other purpose shall be arranged so as to limit and direct light away from adjacent Dwellings and away from the vision of passing motorists. Dark sky lighting fixtures are recommended.

Roof. The highest point on a roof (excluding chimney elements) shall not exceed a vertical distance of more than thirty-five (35) feet above the lowest natural ground elevation. Prohibited styles include, but are not limited to Flat, Butterfly, Skillion or Mono-pitched roof lines. Roofing materials shall comply with the LRV guidelines under Colors. They shall be earth tone colors indigenous to the area. Brightly colored or highly visible roofing materials are strictly prohibited. Wood shake or wood shingle roofs are strictly prohibited. An actual sample of the roofing materials must be submitted with the building application. If the building has a chimney, the chimney must be finished at the top with a chimney cap and shown on exterior plans. Small flues such as plumbing vents and roof vents must be painted to match the adjacent roofing material color.

Driveways. All driveways added for Accessory Buildings must have a permanent hard surface such as concrete, bituminous asphalt, stone pavers, crushed stone or gravel extending from the Private Street or Dwelling to the Accessory Building. Driveway entrances should be positioned to be offset and not directly opposite from a neighbor's or opposing property's driveway. The purpose of this is to allow for driveway plowing and snow removal. During construction in winter, driveways and construction parking areas must be maintained and plowed with no street parking allowed.

Trash Disposal and Cleanliness of Lot under Construction. Trash and debris should be monitored daily to keep the construction site neat and prevent debris from blowing into neighboring properties. Trash receptacles and garbage dumpsters are to be emptied on a regular basis during construction. No overflowing dumpsters are allowed. Dumping, burying and/or burning trash or disposal of paint residue within the community is prohibited. Burning is not allowed, including, but not limited to vegetation.

Vegetation Protection. Retention or incorporation of natural foliage and vegetation (scrub oak, sage, etc.) is encouraged. Construction fencing and use of waddles may be required for soil erosion abatement. All disturbed areas are to be re-vegetated. Due to frequent drought concerns, destruction of natural vegetation, other than in the building footprint and areas immediately adjacent, is discouraged.

Landscaping. If your Accessory Building includes landscaping you must submit a Landscape Plan for approval. The Landscape Plan shall be drawn by a Utah Licensed Landscape Architect and shall include all dimensions, including size of plants and caliper of trees. The landscaping around the Addition or Accessory Building shall be completed within one year from completion of building. Areas covered with natural foliage (scrub oak, sage, etc.) will be considered landscaped.

Time Restrictions. The construction of all Structures shall be completed within a period of one year following the commencement of construction.

Construction Sign. A temporary sign used by a builder during construction shall have dimensions of not more than two (2) feet by three (3) feet. The sign must be removed upon completion of ARC inspection.

**Greenerhills Homeowners Association
Accessory Building Application & Building Addition Application**

Owner(s): _____ Lot# _____

Cell Phone Number: _____ Email: _____

Cell Phone Number: _____ Email: _____

Address while Building: _____

I understand the following details must be completed before the Architectural Review Committee will process this application.

OWNER: **Please initial each item** to indicate that your plans include all of the following required items:

_____ Two **Architectural size** copies of the following pages of the Building's architectural plans.

- _____ Cover Sheet
- _____ Site Plan
(See dimensional site plan requirements below)
- _____ Elevations from all 4 Sides
- _____ Exterior Electrical Plans
- _____ Color Rendition of the Accessory Building or Addition
- _____ Landscape Plan - (if applicable)

_____ One complete, full set of plans electronically submitted. This must be the same set used by Wasatch County for permitting.

_____ Dimensional site plan should include the following:

- _____ North arrow
- _____ The distances to the street and adjacent Lot lines
- _____ Location of air conditioning unit(s) - (if applicable)
- _____ Location of all exterior lighting - Dark sky lighting recommended
- _____ All hardscape including driveways, walkways, patios, decks, walls and fencing, including placement of retaining rocks
- _____ Area for construction parking contained solely upon the lot - No street parking
- _____ Area for construction supplies and location for dumpster
- _____ Sanitary Facilities (may not be along street or within 50 feet of neighboring Lots)

_____ The gross square footage of Accessory Building or Addition will be _____.

_____ Grading plan for proposed building location and soil erosion abatement, including use of waddles and possible containment fencing prior to beginning construction.

_____ Explanation of exterior finishes and locations, including type of material (wood, brick, stone, stucco, etc.) and **actual material samples along with manufacturer name brand, color name and number.**

_____ Roofing - **Actual Material Sample.** Indicate locations where different roofing materials will be used, the name of the manufacturer(s) along with the color number/name.

_____ The construction hours for Greenerhills are 7am to 7pm Mon-Fri and 7am to 5pm on Saturdays.

_____ Estimated time from beginning to completion _____ weeks. If greater than one year, attach document requesting a variance.

_____ Payment of \$350.00 non-refundable Architectural Review Fee payable to Greenerhills HOA.

_____ Payment of refundable \$10,000.00 Compliance Deposit payable to Greenerhills HOA.

Architect Information and Certification

I hereby certify and acknowledge that the submitted plans comply with the Wasatch County Codes. I also acknowledge and understand these plans comply with the Greenerhills CC&Rs and the Architectural Building Requirements listed on this form. My calculations of the total square footage is _____.

Name of Firm: _____ Utah License Number: _____

Name of Utah Licensed Architect: _____

Signature: _____ Date: _____

Builder Information and Acknowledgement

I hereby certify and acknowledge that I will build in accordance with the submitted Plans and Specifications. Any modifications or requested variance will be addressed in writing with the ARC before proceeding with any change to the approved plans. I will notify any subcontractors I hire of the permitted hours for construction, parking limitations, trash disposal and cleanliness requirements such as no burning of any materials or vegetation, dumping or burying of any materials or paint.

Name of Company/Representative: _____

Utah Contractor Number: _____ Email: _____

Business Address: _____ Business Phone: _____

Signature: _____ Date: _____

Name of Foreman Assigned to Job (if not known during the application process, I will notify the HOA once the job is assigned - Name, Cell Phone and Email). Any change in Foreman also requires notification to the HOA within 24 hours.

Foreman: _____ Email: _____ Cell Phone: _____

Owner Acknowledgments

- _____ 1) I understand failure to build in accordance with these Plans and Specifications may result in enforcement action by the Association including, but not limited to, forfeiture of all or part of the compliance deposit.

- _____ 2) I agree to remedy any noncompliance issues and I will pay any costs incurred by the Association, including court costs and attorney’s fees, which I agree may be deducted from the compliance deposit. Should costs and fees exceed the amount of the deposit, I agree to pay the balance within 30 days of notice that the payment is due.

- _____ 3) I understand ALL documents, payments and samples must be delivered and accepted by the Architectural Review Committee to begin the approval process. This acceptance of samples, plans and all items listed on the checklist will take place at the next scheduled monthly meeting of the ARC. If any materials are missing from the first meeting, they will need to be brought to the next monthly meeting. Once ALL materials have been received, the Architectural Review Committee and HOA hired Architect have 30 days to review the plans.

- _____ 4) I understand any changes to my approved plans must be submitted to the ARC and may result in additional fees. A change order request form is required and may be charged at a rate of \$50.00 per additional review to cover costs and expenses that may be incurred by the HOA.

- _____ 5) I agree to notify the ARC of completion of the Accessory Building or Addition. Failure to build in accordance with the approved plans or approved changes will result in withholding all or a portion of the compliance deposit to ensure correction and to cover costs and fees incurred by the HOA.

Owner: _____ Date: _____

Owner: _____ Date: _____

Please coordinate with the Property Management Company once you have ALL the following materials ready to submit.

- Check for Payment of the Architectural Review Fee
- Check for Compliance Deposit Fee
- Color Rendition of Front and Back of Accessory Building or Addition.
- Full Set of Electronic Plans
- Two Full-Sized Sets of the noted Exterior Pages of the Plans
- Paint Color Chip Samples (Manufacturers Name/Number/LRV Rating)
Designate each color change on Plans for Stucco, Trim, Hardy Board, etc.
- Wood and Stain Color Samples (Manufacturer with color name and/or number)
- Sample of Natural Stone and/or Brick (Manufacturer with color name and/or number)
Note: Cultured or manufactured stone material is not allowed.
- Sample of Fascia Material (Manufacturer with color name and/or number)
- Sample of Gutter Material (Manufacturer with color name and/or number)
- Sample of each different Roofing Material (Manufacturer with color name and/or number)
Note: Reflective material is not allowed.

Once the fees have been paid and you have told management that all the above bullet points are ready for review, a meeting will be arranged with the Architectural Review Committee. The members of this committee are your neighbors. Please respect their time in volunteering to review your plans. They cannot approve your plans if any of the above items are missing, so please be honest when you represent that your plans are ready and physically have all of the above material ready to bring to the meeting.