

Architectural Building Requirements

Building Application

Introduction

Welcome to the neighborhood! This community was originally developed as Greenerhills Estates. We are now a gated neighborhood of custom designed homes. Each home is individually and distinctively designed and built, being respectful of our beautiful mountain valley setting. The intent of this document is to promote and encourage successful planning, to design in harmony with nature, and to build your dream home creating a timeless legacy of enduring quality and lasting value for your family. Please make sure to read all the community documents (CC&Rs, Rules and Regulations, etc.) on our website.

The Architectural Review Committee, known as the ARC, is a group of your neighbors appointed by the Greenerhills Board, to review your plans. The ARC will use their knowledge of the governing documents to ensure compliance with the guidelines.

Tips before you build

Each Lot has very unique views and features. Please check the Wasatch County Plat Map for requirements pertaining to your specific Lot. There may be restrictions regarding where your home may be located, including, among other considerations, drainage issues which you (or your architect or builder) may want to discuss with Wasatch County before finalizing your site plan. Additionally, there may be regulations and requirements from Wasatch County Fire Department, such as fire suppression, fire sprinklers and driveway width that must be considered. You should be aware of all utility hookup locations and lateral placement. Think about the placement of your driveways for snow melt and snow storage areas on your property. Driveways should be staggered and not directly across from another neighbor's driveway. Driveway placement will be determined by the ARC according to the plat, safety and snowplow issues. Does your contractor have experience and plans for building in inclement weather? Workers or subcontractors they hire may need 4 x 4 trucks or chains for their vehicles to access some construction sites. No construction street parking is allowed and must be contained solely upon the Lot. These are just some things to consider while you are in the planning stage for your home.

Fees Required

Fees are required and are 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. Additionally, a provisionally refundable compliance deposit must be paid to ensure the Dwelling, Addition or Accessory Building is built according to ARC approved plans, CC&Rs, Rules and Regulations, and Architectural Building Requirements. Any costs and expenses incurred by the HOA in enforcing compliance will be deducted from this deposit.

Architectural Design

Architectural Styles Prohibited. The CC&Rs specifically prohibit A-frame, Cape Cod, Colonial American, Geodesic dome, Log cabin style structures (defined herein to mean structures having a full external facing of logs), Mediterranean, Prefabricated, Southwestern (styles known as “Adobe”, “Santa Fe” and “Spanish Colonial”), and Victorian/Edwardian style structures. In addition, each structure must blend in with the neighborhood. Therefore, designs considered Modern or Contemporary would not be approved.

New Construction. All Dwellings erected on the Lots within the Subdivision shall be new construction by a Utah licensed and bonded building 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 a Dwelling or Accessory Building.

Temporary Structures. Temporary structures including, but not limited to, trailers, mobile homes, tents, shacks, garages and barns will not be allowed at any time on your Lot during construction.

Floor Square Footage and/or Footprint. The gross floor area for the main Dwelling upon the Lot must have at least 2,000 sq. ft. of living space at ground level, excluding measurements for any other level, the garage, deck, or patio.

Garage. Every Dwelling must have, at minimum, a two-car fully enclosed garage large enough to accommodate two vehicles parked side by side.

Accessory Buildings. The proposed design and materials for any Accessory Building shall require an Accessory Building Application and fees, and require written approval by the ARC prior to the start of any construction. An Accessory Building may be approved for construction along with the construction of the Dwelling. An Accessory Building will not be approved and cannot be constructed without an existing Dwelling or Dwelling contemporaneously under construction. There may also be a requirement to obtain a “conditional use permit” from the County. Accessory Buildings shall be constructed with dimensions, details, materials and architectural styling that are consistent with the corresponding components used to construct the Dwelling. An Accessory Building shall not be used until there is a certificate of occupancy on the Dwelling.

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 our property management company a complete, full set of plans electronically. The Owner shall bring with them to a scheduled meeting with the ARC, 2 architectural sized copies of each of the following pages of the home's architectural plans: cover sheet, site plan, elevations from all 4 sides, exterior electrical plans, landscape & irrigation plans, and a color rendition of the home's exterior.

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

A dimensional site plan prepared by your architect must show the location of the Dwelling and any Accessory Building or any other Improvements, 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(s). 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.

Because of the unique shape and layout of Lots in Greenerhills, Owners must designate the front and back yard on the site plan. The front yard designation should be the area between the Dwelling and the street, even though it may be considered the back side of the residence.

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 Dwelling, in an area not conspicuous from the street.

Foundation. A concrete or masonry foundation wall shall form a complete enclosure around the perimeter of each Dwelling. 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. The proposed colors and samples for each exterior material on all buildings in the Subdivision shall first be approved by the ARC.

A combination of materials must be used on the exterior of a Dwelling. At least twenty (20) percent of the total exterior wall area must be constructed with natural stone or brick. For instance, if the majority of your exterior is wood or synthetic wood, then at least 20% of your exterior wall area must be constructed with natural stone or brick. If the majority of the exterior wall is stucco, then at least 20% of your exterior wall must be constructed with natural stone or brick.

Colors. Main house color and trim shall not exceed a Light Reflective Value (LRV) of 40. Earth Tones are required to blend in with the natural environment. Prohibited colors include white, bright or primary colors, metallic colors, glossy or shiny finishes. Accent color shall not exceed an LRV of 50 and may not exceed more than 20% of the exterior of the home.

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

Outdoor Lighting. Any outdoor light used to illuminate garages, 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 property 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 must have a permanent hard surface such as concrete, bituminous asphalt, stone pavers, crushed stone or gravel extending from the Private Street to the garage. Driveways must be large enough to accommodate the temporary parking of two vehicles without restricting normal vehicle movement on the driveway. 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.

Fences and Walls. The proposed design, materials, dimensions, and location of any and all fences and walls constructed or maintained within the Subdivision shall be first approved in writing by the ARC before construction may be commenced. Perimeter fencing of the Subdivision shall be cross-buck and pole style fencing. Fences constructed on Lots may not exceed six (6) feet in height or four (4) feet in height along any corner lot where the view of motorists might be blocked. The fence or wall shall be of an open or see-thru design and appropriate for a high mountain environment. Fences or walls may be constructed of wood, brick or stone, in combination with metal or wood cross members to achieve an open appearance. Fencing materials used shall compliment the materials used on the residence, but in all cases subject to the prior written approval of the ARC. Fences shall not be erected along Lot lines or in the front yard or any side yard visible from the street. Prohibited fencing material includes chain link, wire mesh, concrete blocks, concrete preform or concrete of any kind.

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 and require submission of the Landscape Application form and written approval from the ARC. Basic landscaping shall be substantially completed within one year of occupancy. Due to frequent drought concerns, destruction of natural vegetation, other than in the building footprint and areas immediately adjacent, is discouraged and may not be approved until construction of the Dwelling and/or Accessory Building is substantially complete and irrigation water is turned on.

Landscaping. A landscaping plan which includes a grading plan, a flatwork plan and a planting diagram shall be submitted to the ARC for written 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 area surrounding a Dwelling shall have basic landscaping completed within one year from date of occupancy. 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. Landscape must be completed within one year of occupancy.

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 occupancy.

Greenerhills Homeowners Association

Building 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. I also understand it is my (our) responsibility to notify the HOA of any change of information on this form.

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 home's architectural plans.

- _____ Cover Sheet
- _____ Site Plan, part of the architectural plans submitted
(See dimensional site plan requirements below)
- _____ Elevations from all 4 Sides
- _____ Exterior Electrical Plans
- _____ Color Rendition of the Exterior of the Home
- _____ Landscape Plan drawn by a licensed Utah Landscape Architect

_____ One complete, full set of plans electronically submitted. This should 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
- _____ Designation of front and back yard
- _____ Location of air conditioning unit(s)
- _____ 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 must be contained solely upon the Lot
Note: No street parking allowed
- _____ 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 living space at ground level will be _____, excluding measurements for garage, decks or patios.

- _____ 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 a written statement requesting a variance.
- _____ Payment of \$350.00 non-refundable Architectural Review Fee payable to Greenerhills HOA.
- _____ Payment of conditionally 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 this Architectural Building Requirement form. My calculations for the percentage of required stone/brick is _____ percent. Gross square footage of living area _____ at ground level, total square footage of living area of the house _____.

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, 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 costs and attorney's fees, which I agree may be deducted from the compliance deposit. Should the 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 brought to 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 and occupancy of the home. As long as no issues remain following the exterior inspection by the ARC, half of the remaining compliance deposit, if any, will be refunded. 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.
- _____ 6) I understand and agree that any remaining compliance deposit will be held until the inspection for completion of landscaping.

Owner Signature: _____ Date: _____

Owner Signature: _____ 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 House
- ◆ 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 not allowed
- ◆ Landscaping Plan

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 will be your future 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.