

The Hills at Slayton Ranch HOA

July 11, 2022

Concerning: Suspension of \$250 Application Fees and \$75 Change Order Fees for Architectural Design Guidelines (ADG)

Attention Home Owners:

Currently all application and change order fees associated with submitting plans for your property as they relate to the ADG are suspended for now. This means NO FEES TO SUBMIT PLANS AS THEY RELATE TO YOUR PROPERTY!

Sincerely,

ATG

Allen T. Ginsberg

On behalf of the: The Hills at Slayton Ranch
123 N. San Francisco Street #404
Flagstaff, AZ 86001

The Hills at Slayton Ranch

Architectural Review Committee

Architectural Design Guidelines

Revised August 1, 2018



THE HILLS
at Slayton Ranch

The Hills at Slayton Ranch
Homeowners Association
C/O Allen T. Ginsberg
The Ginsberg Group
RE/MAX Fine Properties
123 North San Francisco Street, #404
Flagstaff, Arizona, 86001
PH 928/220-5012
ag@theginsberggroup.com

The Hills at Slayton Ranch

Architectural Review Committee

Architectural Design Guidelines

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Preface

Simplicity Efficiency and Timely Approval

These Architectural Design Guidelines and Regulations have been created in order to ensure that all improvements at The Hills at Slayton Ranch preserve a level of architectural desirability and conformity to increase the value of the property for present and future owners.

In accordance with the recorded CC&Rs this document sets forth the design theme, specific architectural requirements and construction compliance regulations. These design guidelines are to be used by all persons who are involved in any building, additions, changes, alteration or remodeling of any property at The Hills at Slayton Ranch. The Architectural Design Guidelines shall be administered and enforced by the procedures set forth within the CC&Rs.

This document has been adopted by the Architectural Review Committee (ARC) and may be amended from time to time by the ARC. Before submitting plans, it is the responsibility of each Owner, Architect, Builder, and Contractor or authorized agent to obtain and review a copy of the most recently revised Architectural Design Guidelines.

Please refer to the Recorded CC&Rs and the most current version of the Architectural Design Guidelines.

All capitalized terms in these Architectural Design Guidelines are defined in Appendix A of this Document.

INITIAL: _____ DATE: _____

Architectural Design Guidelines

Overview of Important requirements

Pursuant to Article II – Use and Restrictions Section of the The Hills at Slayton Ranch CC&Rs the following checklist is used to ensure compliance with the Architectural Design Guidelines.

- o One single-family residence per lot with attached garage with a maximum number of accessory buildings not to exceed two.
- o No unconventional home designs such as dome or “A” frame are allowed.
- o No Modular and/or Mobile Homes are to be allowed. All Primary Dwellings are to be site built.
- o Minimum size of Primary Dwelling is 2,000 square feet.
- o Location of single-family residence also referred to as Primary Dwelling to meet applicable setback criteria: 60’ Front Setback, 20’ side setback, and rear setbacks must meet the minimum standards set forth on the attached chart for each specific lot and as shown on the final plat.
- o The Primary Dwelling must be oriented towards the street the driveway is attached to. Notwithstanding the foregoing, Primary Dwellings can be adjusted in orientation for aesthetical or design reasons. Side yard entry garages are encouraged.
- o All exterior paint colors are to be approved color combinations from the The Hills at Slayton Ranch HOA Color Combination Book.
- o All exterior window frames must be tan, bronze, white or sandstone in color.
- o All reflective materials on roof surfaces and exterior wall surfaces must be painted so as to not reflect light. Typically, unpainted vents, flashings and duct work have a reflective metal surface.
- o Attached garage with not less than 400 square feet, consistent with the style and construction of the attached dwelling.
- o Construction plans should delineate the Finished Floor Elevation.
- o Body of the roof to have a minimum 5/12 pitch roof and maximum 12/12 pitch.
- o Any Guest House and outbuildings (including but not limited to garages, storage facilities, barns, RV Garages, etc.) must be of similar construction and style as the Primary Dwelling, congruent with the Coconino County Building Code.
- o HVAC units are not allowed on roof tops. Rather, units must be hidden from street view on the ground level.
- o Hillside water runoff drainage issues, if applicable. Buyer’s responsibility to investigate.

INITIAL: _____ DATE: _____

2.0 Architectural Guidelines & Building Development Standards

2.1 Construction Period: Unless otherwise approved by the Committee, Construction shall not exceed 24 months after commencement of clearing on a building site.

2.2 Setbacks: The building envelope on each Lot shall be defined as the area within the following setbacks: 60' Front Setback, 20' side setback, and rear setbacks must meet the minimum standards set forth on the attached chart for each specific lot and as shown on the final plat.

2.2.1 Setbacks: The front setback shall be measured from the nearest portion of the front property line toward which the entryway of the house faces, and the rear setback shall be measured from the rear of any structure to the nearest rear property line. All barns, stables, feeding/ watering facilities or similar structures, and equestrian facilities must be built at a minimum 50' from the rear property line and at least fifty 50' feet from any dwelling on the adjoining lots.

2.2.2 Drainage Easement Setbacks: Various lots have drainage easements and retention basins for the drainage system. These easements and retention basins are utilized to protect engineered drainage ditches and drainage retention areas. These easements are depicted on the Recorded Final Plat. A setback from this easement line to the edge of Primary Dwelling of 25' is required to allow adequate separation. In addition, no fences shall be constructed within the 25' drainage easement setbacks as well as in any drainage easements and drainage retention basins.

2.3 Size: Each Primary Dwelling Unit shall contain not less than 2000 feet of livable, heated space, excluding garage space.

2.4 Building Height and Finished Floor Elevations: Maximum building height for any Dwelling Unit shall not exceed 35' feet above the existing grade on the property; and, notwithstanding the foregoing; no structure upon any Lot shall exceed pertinent height limitations of the Coconino County Zoning Code. Subject to any variances which may be granted by the Architectural Review Committee based upon topographical reasons, height measurement shall include the vertical distance from the lowest point of the natural grade below a structure to the highest point of the structure.

2.5 Finished Floor Elevations: It is the responsibility of each owner to construct any structure (including primary dwelling, guesthouse, outbuildings, etc.) or other improvements in such a manner that meets or is higher than the minimum Finished Floor Elevations (FFE) specified on the Coconino County Final Plat for each lot. The FFE of any structure or improvement must be approved by Coconino County and the Architectural Review Committee. The minimum FFE elevations are specific to each individual lot. Prior to pouring concrete for any structure or

INITIAL: _____ DATE: _____

improvement, the owner shall have a registered engineer or licensed contractor issue a written certification that the finished floor of the structure/improvement meets or is higher than the minimum FFE shown on the final plat. In addition, all construction plans submitted to the County and the Architectural Review Committee must have the FFE clearly delineated on the site plan of the construction plans.

The cost of the required written finished floor elevation certification is approximately \$450. It should be noticed one can measure the finished stem wall for this certification prior to pouring the finished floor. Should an owner need more information on the requirement please call the HOA Manager, and/or Jim Folkers at Woodson Engineering at 928 774-4636.

2.6 Building Materials:

Approved Materials:

1. Prefabricated Lap Siding - Siding with simulated woodgrain.
2. Masonry- brick or stone, log and natural wood.
3. Other Materials - Stucco over masonry block or frame; natural rock accents are encouraged.
4. Composite Lap Siding - Hardi Plank

Prohibited Materials:

1. Plywood Siding
2. T-111 Siding
3. 4' x 8' Vertical Shear Paneling
4. Corrugated Metal Roofing
5. Wood Shake Roof Shingles

2.7 Roof Materials. - Pitched roofs shall have a minimum pitch of 5' feet of rise for every 12' feet of run, (5/12) not exceed 12' feet of rise for every 12' feet of run (12/12). "A" frame roof configurations are not to be allowed. Architectural composite asphalt shingle minimum 40 year or 300#, flat concrete tile or slate and a standing seam roof.

1. All roof colors shall be non-reflective. Earth tones colors as approved by the ARC are encouraged. Non-reflective metal roofs are permitted in the discretion of the ARC.
2. Roof Soffits are required to enclose the under portion of the exterior roof line. These Soffits are to be painted to match the exterior of the Primary Dwelling. Soffits may be sloped or horizontal in configuration, as desired by the Builder/Owner

Solar Panels are permitted in accordance with Arizona law. The location and design of any Solar panel or related equipment on a structure or lot shall be approved by the Architectural Review Committee prior to installation. Solar panels and related equipment shall be situated to minimize reflective glare, visual nuisance, and kept reasonably out of site from neighboring properties to the maximum extent possible.

INITIAL: _____ DATE: _____

2.8 Fences. – Maximum height for a fence is 6’ above grade. Fence layout designs must be approved in writing by the Architectural Review Committee*. A completed Fence Review Submittal Form (*see attached*) with a detailed site plan (*see attached*) depicting the location, height, color, type of materials and required setbacks if applicable* must be submitted to the Architectural Review Committee. A Sample Site Plan (including Fence layout) is attached hereto. Note: No fence will be allowed in any drainage setback, drainage easement or drainage basin.

A written approval from the Architectural Review Committee must be issued to the applicant prior to the start of any fence installation work.

**Pursuant to Article II and Section 2.01 L of The Hills at Slayton Ranch CC&R.*

The following are approved and prohibited materials for fencing purposes.

Approved Fencing Materials:

1. Wooden Split Rail ~ Unlimited Use.
2. Metal Pipe Fence ~ Backyard Only.
3. Wooden Privacy Fencing ~ Limited Use.
4. Barbed T-Post Fencing is only permissible along Forest Service boundary as approved and required by the Forest Service and ARC.
5. Stained Pickett Fencing.

Prohibited Fencing Materials:

1. Chain Link.
2. White Picket Fencing.
3. Block Fencing.

**Prior to the start of any digging work*

call Arizona 811 Blue Stake, Inc. for Blue Staking 1 (800) 782-5348



INITIAL: _____ DATE: _____

Approved Fencing Materials: Below are photographs with descriptions and associated details for the four different types of approved fencing materials.

1. Wooden Split Rail Fencing: The classic look of natural split rail fencing is ideal for perimeter fencing and decorative fencing purposes. Only unpainted, treated wood split rail is allowed. An unpainted metal mesh may be affixed to the interior portion of the fence to assist in containing animals. Split rail fencing must not be painted. This type of fence may be used on all sides of the Primary Dwelling.



Sample split rail fence.



Sample split rail fence interior fastened metal mesh.

INITIAL: _____ DATE: _____

2. Metal Pipe Fencing: This fencing is permitted only in the backyard areas. Colors allowed are Brown, Grey, Black or Rust Color Tones. An unpainted metal mesh may be affixed to the interior portion of the fence to assist in containing animals



3. Wooden Privacy Fencing: This material is limited in its use because of its tendency for deterioration in areas of frequent winds like The Hills at Slayton Ranch. This fencing must be adjacent to the primary dwelling and/or any out building. Metal pipe support structures must remain on the interior side of the fence line so that they are out of sight for neighbors. This type of fencing is ideal for enclosing wood piles and excess belongings. Privacy Fencing must be limited to no more than 250' lineal feet per lot. If adjacent to the Primary Dwelling the following conditions apply: Unless otherwise approved by the Association the Architectural Review Committee, width of privacy fencing may not exceed more than 20' feet beyond the width of the Primary Dwelling. Depth of privacy fencing may only be used in the back of the Primary Dwelling.



INITIAL: _____ DATE: _____

4: Barbed Fencing- Forest Boundary Fencing Only.



NOTE: All fences are encouraged to be professionally surveyed and the lot owner is responsible to install fencing in accordance with local county ordinances, the CC&Rs, The Architectural Review Guidelines, etc. Failure to comply shall result in a lot owner having relocate, rebuild, or redesign fencing to bring the fence into conformance at the lot owner's expense.

INITIAL: _____ DATE: _____

5: Stained Picket Fencing



NOTE: All fences are encouraged to be professionally surveyed and the lot owner is responsible to install fencing in accordance with local county ordinances, the CC&Rs, The Architectural Review Guidelines, etc. Failure to comply shall result in a lot owner having relocate, rebuild, or redesign fencing to bring the fence into conformance at the lot owner's expense.

INITIAL: _____ DATE: _____

2.9 Equestrian and Accessory Buildings and Facilities. – The maximum number of accessory buildings shall be no more than two per lot. The structures shall not exceed 20’ feet above the existing grade. The structure shall be in reasonable architectural harmony with the Primary Dwelling Unit. Site built structures are strongly encouraged over prefabricated structures. Lighting for all equestrian facilities shall not illuminate or reflect light onto adjacent Lots and shall conform to the Coconino County Lighting Ordinance.

Rear/side setback	20’
Distance from Adjoining Lot Dwellings	50’

2.10 Exterior Appearance and Colors

Only The Hills a Slayton Ranch Approved Color Combinations may be used for exterior new painting, repainting and/or remodel work. These color combinations are available for review with take home samples at:

The Hills at Slayton Ranch
Homeowners Association
Allen T. Ginsberg
The Ginsberg Group
5200 E. Cortland Blvd D1
Flagstaff, Arizona, 86004
PH 928/220-5012
ag@theginsberggroup.com

*All exterior window frames must be tan, bronze, white, or sandstone in color.

*Exterior doors must be similar in color choice to the main body or trim color of the Primary Dwelling, or per the suggested front door color from The Hills of Slayton Ranch color boards. White doors are prohibited.

*A rock or brick front exterior or skirting is strongly encouraged.

2.11 Lot Runoff and Drainage. Buyer acknowledges and agrees as follows: The homesites are subject to unique topography, including hillsides located within a portion of the lot purchased. Buyer further acknowledges and agrees certain portions of the lot may be subject to storm water and drainage runoff from the hillside and other terrain on the lot. Prior to obtaining a building permit for a home or other structure, buyer agrees to consult with a civil engineer and/or other construction professionals at buyer’s expense to determine: 1). An appropriate location on the lot to build buyer’s home and other structures on the lot due to possible hillside runoff issues, 2). to determine what improvements shall be made in connection with the construction of a home or any other structures necessary to divert runoff and fully mitigate the impact all structures may sustain

INITIAL: _____ DATE: _____

from storm water runoff. Buyer shall be fully responsible for making said improvements and shall hold seller and the HOA harmless for any damages sustained from water runoff. Buyer also may not divert any water drainage on their lot which will adversely affect any neighboring lots.

2.12 Driveways and Parking. - For each Primary Dwelling erected, a minimum two car garage attached to the Primary Dwelling. Locating the garage door to face the side yard is encouraged but not required. Additionally, adequate on-site parking for at least two other vehicles is required.

Driveways shall be constructed of approved surface materials, including cinder, gravel, asphalt, concrete, exposed aggregate and specialty pavements. Hard surfaced driveways are encouraged. No exposed dirt driveways will be allowed. All driveways constructed and connecting to a county roadway must be flat in the discretion of the of the Architectural Review Committee. Driveways that cross an established drainage way or easement inside or outside a County Right of Way shall be improved such that there is no dip in the driveway as it crosses drainage facilities and be level and flat as stated above. Front driveways that cross any drainage way or easement shall be improved with a corrugated metal pipe under the driveway surface to maintain a flat and level driveway. Circular driveways are encouraged. All driveways shall be approved by Coconino County (if necessary) and shall require the approval of the Architectural Review Committee. All Driveways shall be improved in such a manner to maintain drainage within the subdivision in accordance with the County-Approved Drainage plans, as well as any future Grading and Drainage plans approved in connection with the possible annexation of additional property into the Association. Driveways shall be used for construction access and to accommodate guest parking. No street parking is allowed.

Note: All lots with driveway drainage easements must install a driveway with a minimum 18' corrugated metal pipe for drainage purposes. Coconino County requires encroachment permits for establishment and use of residential driveways. For requirements and specifications for this process please contact the Coconino County Community Development Office.

2.13 Utility Yards. - No equipment storage area shall be permitted except behind walls, in enclosed yards, or screened by landscaping so as not to be openly visible.

2.14 Lighting. - All exterior lighting visible from adjacent lots and common roadways shall be in full conformance with the Coconino County Lighting Ordinance.

2.15 Guest Facilities- Guest Houses must be congruent with the construction technique and architectural theme of the Primary Dwelling.

2.16 Mechanical Equipment: All mechanical equipment including HVAC units must be hidden from street view. No rooftop HVAC units allowed.

2.17 Natural Gas Utilities: All primary residences must be served by the local natural gas provider for heating the and the primary residence shall use a gas water heater.

2.18 Commercial Vehicles: No Commercial Vehicles exceeding the weight of 12 tons shall be allowed to be on a lot for a period of more than 2 days, unless otherwise approved by the Homeowners' Association and the Architectural Review Committee.

2.19 Vehicles: Unless otherwise approved by the HOA and the Architectural Review Committee, there shall be no storing of any vehicles (including commercial or non-commercial vehicles, boats, RTVs, horse trailers, RV's, etc.) on any lot that are not owned by the resident of the lot. The total number of vehicles visible on any one lot shall not exceed 4 vehicles. In addition, all vehicles cannot be in the front of the home visible from the street, other than operational household cars/SUVs/trucks. Any non-operational vehicles cannot be visible from the street.

INITIAL: _____ DATE: _____

2.20. Construction Dumpster, Debris and Construction Clean-up Deposit – A construction dumpster is required to be on site at the start of construction of a primary dwelling or improvement. In addition, a refundable \$500 construction clean-up deposit is required, payable to the Ginsberg Group, at the start of construction of any primary dwelling or improvement to maintain a clean and orderly construction site. Deposit is refundable, though Architectural Review Committee has full discretion to use said funds to clean up the construction site if it is not maintained in a clean and orderly manner, along with other non-compliance issues. Furthermore, all construction sites to be cleaned up every day of debris and trash.

2.21. Storing of Vehicles – All vehicles, including but not limited to,

Primary Dwelling Design Review Procedures

3.0 Design Review Process. - Architectural Review applications shall be submitted to:

The Hills at Slayton Ranch Homeowners Association
Allen T. Ginsberg
5200 E. Cortland Blvd D1
Flagstaff, Arizona, 86004
Ph 928/220-5012
ag@theginsberggroup.com

Required Documents:

- o A completed ARC application form (see attachments)
- o 2 Sets of building construction plans with applicable site plan depicting front, side and rear setback criteria signed by the Architect or Builder. In addition, one set of plans will need to be scanned for the ARC's use. One set of the plans submitted for review will not be returned to the submitter. The other set of plans will be stamped, if approved and will be returned to the Applicant to be submitted for review by Coconino County.
- o HVAC exterior system diagrams and utility hookups to be outlined.
- o Additionally, a simple driveway diagram indicating locations of culverts and driveway surfacing materials to be used.
- o Check made out to: The Ginsberg Group in the Amount of \$250.
- o All materials set forth on the attached Design Review Checklist
- o Proof of course of construction insurance, including liability insurance
- o General contractor's name, license number and address, unless an owner-builder situation

INITIAL: _____ DATE: _____

ARC Primary Dwelling Application Form

**This form shall also be used for outbuildings, structures,
Fencing, improvements and exterior alterations of any nature.**

Lot Number: _____

Lot Address: _____

Submittal Date: _____

Applicant Name: _____

Phone Number of Applicant: _____

Address of Applicant: *This is the address the approval/disapproval letter will be sent to*

Address of Lot Owner: *(If Different Than Above)*

Name & Address of General Contractor, or owner/builder please provide a list of subcontractors

General Contractor's License Number _____

Total Livable Square Footage: _____

Public Utility Easement Noted on Lot (Circle one) YES /NO

Finished Floor Elevation (FFE) _____ *(Written on the submitted site plan and construction plans)*

Front, Rear and Side Setbacks: F: _____ **R:** _____ **S:** _____

The Hills at Slayton Ranch Paint Color Combination Number: _____

INITIAL: _____ **DATE:** _____

Window Frame Color: _____

Roof, Color, and Type: _____

Description of Fence Materials, Colors and Locations:

Received By: _____ Dated: _____

Note: Architectural Review Committee (ARC) is not responsible nor liable for any decisions made in respect to any ARC approvals, nor are we experts in any aspects of the construction process. The homeowner takes full responsibility and the ARC encourages all homeowners to obtain the advice and counselling of experts in the construction field, including but not limited to; general contractors, engineers, attorneys, etc., for their plan and site review.

Please staple the site diagram page to this page. Submittals must include a detailed site diagram with applicable setbacks, materials and colors schedule. By signing below, you understand that you are responsible for complying with The Hills at Slayton Ranch HOA and Architectural Guidelines regardless of what approval the Architectural Committee may give you. You must make whatever changes necessary to be with in compliance at your own expense.

INITIAL: _____ DATE: _____

The Hills at Slayton Ranch

Architectural Review Committee

*The Hills at Slayton Ranch
Homeowners Association
C/O Allen T. Ginsberg
The Ginsberg Group
5200 E. Cortland Blvd D1
Flagstaff, AZ 86004
Phone: (928) 220-5012
Fax: (888) 633-8880*

January 1st 2017

Mr. Fred Jones
Acme Builders Inc.
1234 Any Street.
Flagstaff, AZ 86004

Sample

RE: Lot 26 8839 E. Neptune Drive ~ **Approved**

Dear Mr. Jones,

The Architectural Review Committee has received your November 30th 2017 submittal for review of your lot at 8839 E. Neptune Drive.

Your plans dated November 16th 2016 from Acme Architects are approved subject to the requirements of The Hills at Slayton Ranch CC&R's and Architectural Review Guidelines. Please pick up your approved set of plans that are stamped and ready for submittal to Coconino County. A copy of this letter should also be included with your stamped plans in order for Coconino County to start their review process.

During construction please keep in consideration Section 2.08 Rights of Builders as outlined in The Hills at Slayton Ranch CC&R's.

Best Regards,

Architectural Review Committee

INITIAL: _____ DATE: _____

The Hills at Slayton Ranch

Architectural Review Committee

*The Hills at Slayton Ranch
C/O Allen T. Ginsberg
The Ginsberg Group
5200 E. Cortland Blvd D1
Flagstaff, AZ 86004
Phone: (928) 220-5012
Fax: (888) 633-8880*

January 1st 2017

Mr. Fred Jones
Acme Builders Inc.
1234 Any Street.
Flagstaff, AZ 86004

Sample

RE: Lot 26 8839 E. Neptune Drive ~ **Not Approved**

Dear Mr. Jones,

The Architectural Review Committee has received your November 30th 2017 submittal for review of your lot at 8839 E. Neptune Drive.

Your plans dated November 16th 2016 from Acme Architects are not approved subject to the requirements of The Hills at Slayton Ranch CC&R's and Architectural Review Guidelines, we have found the following discrepancies.

1. House was set 50' from the edge of Neptune Road and not 50' from the property line as specified in section J of 2.01 Construction and Architectural Restrictions in the recorded CC&Rs.
2. Roof Pitch must be at least 5/12 as specified in section F of 2.01 Construction and Architectural Restrictions in the recorded CC&Rs

After correcting the above discrepancies, please re-submit your plans and ARC form to the address below, with an additional review fee of \$75, check made payable to The Ginsberg Group.

**The Hills at Slayton Ranch
Homeowners Association
C/O Allen T. Ginsberg, The Ginsberg Group
5200 E. Cortland Blvd D1
Flagstaff, AZ 86004**

Best Regards,

Architectural Review Committee

INITIAL: _____ DATE: _____

Rear Yard Setbacks for Slayton Ranch Estates Unit 3 (aka, The Hills at Slayton Ranch Unit 1):

<u>Lot</u>	<u>Rear Yard Setback</u>
85	50 Foot
86	25 feet from any drainage retention basin (drainage easement setback).
87	25 feet from any drainage retention basin (drainage easement setback).
88	25 feet from any drainage retention basin (drainage easement setback).
89	175 feet
90	175 feet
91	175 feet
92	175 feet
93	200 feet
94	200 feet
95	200 feet
96	200 feet
97	50 feet
98	50 feet
99	50 feet
100	240 feet
101	240 feet
102	275 feet
103	275 feet
104	275 feet
105	225 feet
106	225 feet
107	175 feet
108	50 feet

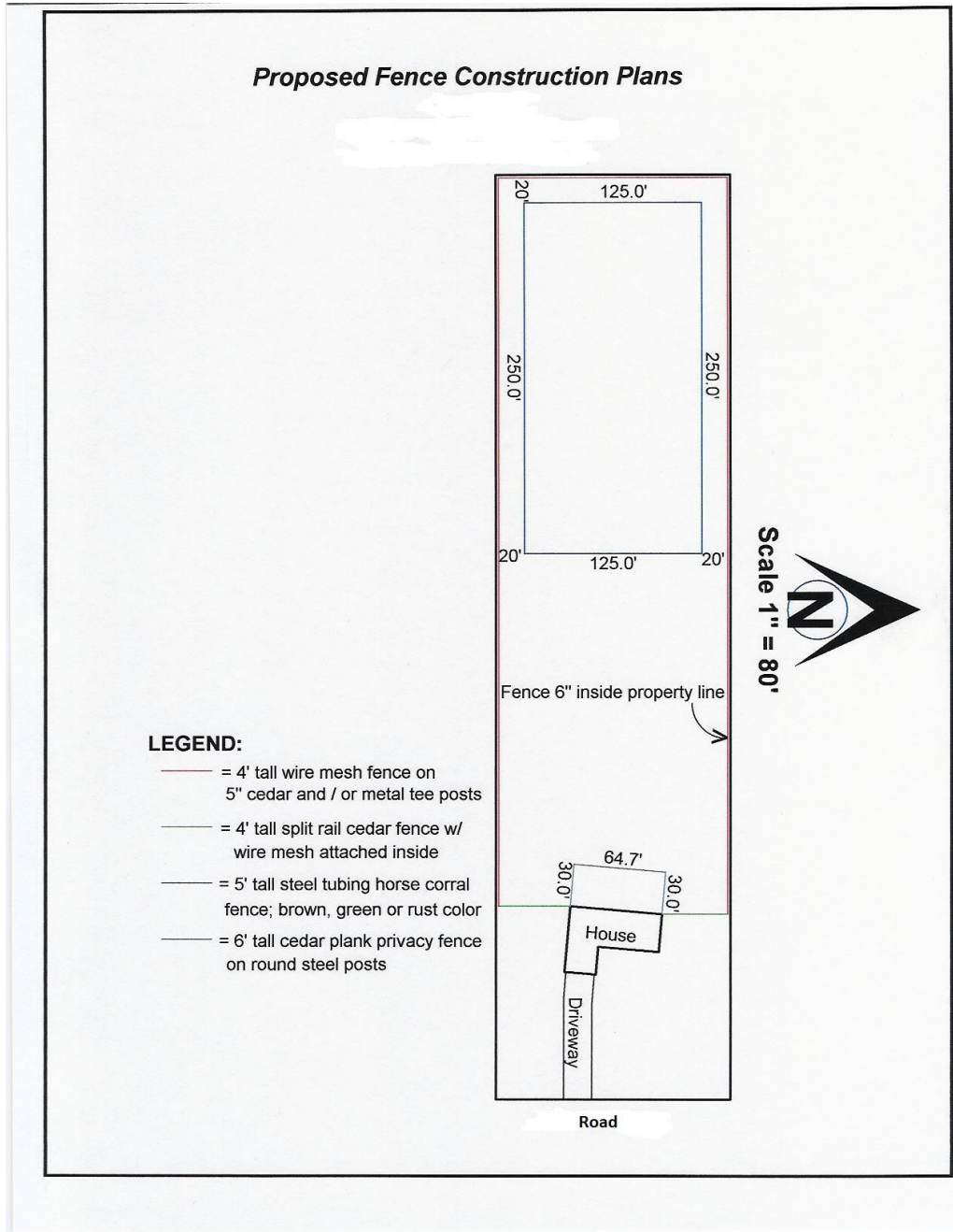
INITIAL: _____ DATE: _____

Rear Yard Setbacks for Slayton Ranch Estates Unit 4 (aka, The Hills at Slayton Ranch Unit 2):

<u>Lot</u>	<u>Rear Yard Setback</u>
109	175 feet
110	175 feet
111	175 feet
112	175 feet
113	175 feet
114	175 feet
115	175 feet
116	50 feet
117	50 feet
118	50 feet
119	50 feet
120	50 feet
121	50 feet
122	50 feet
123	175 feet
124	175 feet
125	175 feet
126	175 feet

INITIAL: _____ DATE: _____

Sample



- Non-engineered site plans with dimensions are available through Tim Shinkle

INITIAL: _____ DATE: _____

The Hills of Slayton Ranch Homeowner's Association
Design Review Checklist

Design Submittal (2 copies and one scanned copy)

Site Improvement Plans (1" = 40'): site plan, grading plans, septic and water plans, utility plans, erosion control plans and soils report and all construction plans signed by the architect or builder.

Architectural Drawings

Unit floor plans and elevations (1/4"=1')

Material and color board with samples of actual selections

Outdoor lighting plan

Fence plan (See sample fence construction plans)

To ensure an accurate and efficient review of the proposed improvement, all plans shall include the following information, as applicable:

Site plans shall show the entire property, location of the Building Envelope, the residence, all buildings, driveway, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, drainage channels and site walls and satellite antenna location

Floor plans (scale: 1/4"= 1'0") showing proposed finished floor elevations

Roof plan (scale: 1/4"= 1'0") showing all roof pitches

Building section (scale: 1/4"= 1'0") indicating existing and proposed grade lines

All exterior elevations (scale: 1/4"= 1'0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitches and a preliminary indication of all exterior materials and colors

Color and Materials board to include (label all materials on front of color board with manufacturer's specs): body and trim paint or stain color samples (include the LRV's), exterior siding samples (painted or stained in proposed colors), sample of stone or rock that will be applied, sample of roof material, photograph or illustration of exterior light fixtures and cut sheet with full manufacturer's specifications for all items mentioned above (affix cut sheet to back of color board)

HVAC exterior system diagram and utility hookups to be outlined.

Application Fee: Check payable to The Hills at Slayton Ranch HOA in the sum of \$250.00

INITIAL: _____ DATE: _____