

# SKY MOUNTAIN MASTER HOMEOWNER'S ASSOCIATION

APPLICATION FOR DESIGN, CONSTRUCTION, IMPROVEMENT, ALTERATION OR ADDITION

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This application is for the following (please check one) and should be submitted for review by the Design Review Committee (DRC):

- New Construction
- Additions, Remodeling, Alterations or Other Modification to Lot or Structure
- Additions, Alterations or Other Modification to Landscaping

**\* If required, building Permits must be obtained from the appropriate agency before construction begins and before your application can be approved by SMHOA**

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Name of Applicant (Property Owner) \_\_\_\_\_

Applicant Address \_\_\_\_\_ Phone \_\_\_\_\_

Property Address \_\_\_\_\_ Lot # \_\_\_\_\_

Person/Company Completing Work \_\_\_\_\_

Phone \_\_\_\_\_ Est. Date of Completion \_\_\_\_\_

**If project is not begun within 90 days of the date of this application, applicant must submit a new application.**

Neighbors signatures of consent (if required by the DRC)

\_\_\_\_\_  
**Signature** **Date**

\_\_\_\_\_  
**Signature** **Date**

If other than new construction, please give a brief description of the desired improvement(s):

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***\*Please attach a diagram or set of blue prints of the desired improvement including its location on your lot or structure including all measurements. Diagrams, blue prints and renderings will remain with your application.***

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The undersigned, as property owner or authorized agent, hereby declares that all submittals are accurate, that they conform to Sky Mountain Master CC&Rs and that no deviations will take place without the DRC's prior approval.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## **Design Review Committee Section**

DATE PLANS RECEIVED/ BUILDING PERMIT(S)/DEPOSITS:

Floor Plan \_\_\_\_\_ Elevations \_\_\_\_\_ Site Plan \_\_\_\_\_ Landscape Plan \_\_\_\_\_

Building Permit \_\_\_\_\_ Permit # \_\_\_\_\_ Date Issued \_\_\_\_\_

Deposit for Plan Review Received on \_\_\_\_\_ in the amount of \$ \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved     Disapproved     Approved subject to the following conditions:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_  
Signature of Authorized DRC Committee Representative

\_\_\_\_\_  
Acknowledgement signature of Property Owners receipt of final approval

The Homeowner has read and agrees to comply with the Sky Mountain Master C.C.& R's and Community Wide Standards and Design Guidelines. The Homeowner also agrees to comply with all City, County and State Laws and to obtain all necessary permits.

The purpose of the Maintenance Deposit is to assure that the lot and surrounding area is kept free of construction debris on a daily basis during construction and to repair any damage caused by Owner or Contractor to the surrounding area.

The Homeowner shall be responsible and liable for all activities of their Contractor and associated construction crews. Any expenses caused by Contractor's neglect, abuse or disregard shall be levied against the Homeowner.

The Maintenance Deposit will be returned to the payer at the completion of construction if there are no charges against it for clean up or repairs. If there are charges against it the balance left in the account will be returned to the payer. The payer will not be paid interest on the Maintenance Deposit.

I declare that I am the owner or authorized agent of the property that is the subject of this request and that the foregoing statements, answers and attached documents are true and correct.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date Signed

**DO NOT START YOUR IMPROVEMENT UNTIL YOU HAVE RECEIVED APPROVAL FROM THE DRC.**

**PLEASE READ AND SIGN THE CONSTRUCTION REGULATIONS ATTACHED TO THIS APPLICATION**

# **OWNER AND CONTRACTOR APPROVAL OF CONSTRUCTION REGULATIONS**

**In order for your application to be considered complete, the following items must accompany your application:**

- Detailed building floor plans
- Dimensions
- Detailed building elevations
- Final building height
- Final materials and colors
- Detailed site plan including:
  - Driveway and sidewalk locations
  - Paving Materials
  - Site lighting
  - Landscape Plan
  - Location and design of retaining or privacy walls
  - Building location and placement
  - Setbacks
  - Proposed Drainage

1. **LICENSE AND INSURANCE** The Owner/Contractor will submit a copy of the following items to the Sky Mountain Master DRC prior to commencing any activity on the lot:

A. Utah Contractors License.

B. Certificate of Insurance, Auto, Comp. and Liability with the HOA to be named as additional insured on general liability policy. Minimum limits of liability coverage shall be \$500,000/\$1,000,000.

C. Name, address and telephone number of a 24 hour emergency contact person.

D. Building Permit from the City of Hurricane

2. **HOURS OF CONSTRUCTION** All construction activity shall be limited to between the hours of 7:00 AM and 7:00 PM.

There will be no construction activity outside of these time periods, except for an emergency.

3. **LENGTH OF CONSTRUCTION** The work of constructing any improvement shall be prosecuted diligently from the commencement thereof and the same shall be completed within a reasonable time, not to exceed twelve (12) months from the commencement of construction. The time for removal of all building debris, excavation, dirt, etc. associated with the building process shall be prior to certificate of occupancy. If a delay in the work is caused by strikes, inclement weather or other causes beyond the control of the Owner the time for completion will be extended by the number of days lost. The additional days are to be requested in writing by the Owner.

**4. TRASH** Each construction site must have a metal dumpster located on the site or debris shall be hauled away and properly disposed of on a daily basis. Dumpsters shall be placed on the property so as not to block the sidewalk, Street or driveways of the adjacent lots. All construction debris shall be placed in the dumpster on a daily basis and the dumpster emptied at sufficient intervals as to ensure no overflow. If the trash is not controlled the ARC has the right to clean-up the trash and deduct the cost of the clean-up from the \$1,000.00 maintenance deposit.

**Dumpsters are to be covered with a tarp or net every night to contain debris.**

**Owners, Contractors and associated work crews are prohibited from dumping, burying or burning trash or any type of construction debris anywhere in the Sky Mountain development. This includes the rinsing of cement trucks after a pour.**

**5. SANITARY FACILITIES** The Owner/Contractor shall be responsible for providing adequate sanitary facilities for all construction workers. Portable toilets or similar facilities shall be located within the building envelope and must be cleaned and emptied as needed. Portable toilets or similar facilities shall be anchored so they do not blow away or tip over in the wind.

**6. DUST AND NOISE** The Owner/Contractor shall be responsible for controlling dust, mud or dirt on roadways, noise, and music from the site. All excessive dirt spilled or tracked onto the streets will be scraped and swept and if necessary, washed clean prior to the end of each workday. Dust is to be watered down to control air pollution. There will be no music permitted on the site.

**7. PETS & CHILDREN, ETC.** Contractors and sub-contractors may not bring pets onto the job site. Children under the age of 12 years old are not permitted to work on the job site. Drugs and Alcohol are not permitted on the job site.

**8. OS.H.A./FEDERAL/STATE/LOCAL REGULATIONS** All applicable regulations and guidelines must be strictly enforced at all times.

**9. CONST. REGULATIONS SIGN** Owner will post a sign (2'x 3') on their lot during the construction or remodeling of their home to indicate the following: No Dogs, No Music, No Drugs or Alcohol. They must also display the Lot number and address of the home. The building permit issued by the local authority must be displayed on the sign. The sign is to be located in the front of the lot at a location that is easily seen from the street.

Acknowledged and accepted this \_\_\_\_\_ day of \_\_\_\_\_

By: \_\_\_\_\_ Lot Number \_\_\_\_\_

Printed Name of Property Owner

Signature of Owner \_\_\_\_\_

**24 HOUR EMERGENCY CONTACT INFORMATION**

Name: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_

Cell Phone: \_\_\_\_\_