



# Ledges East Master Owners Association

5224 N. Winchester Hills Drive • St. George, UT • 84770 • (435) 634-4600

## Architectural Committee Review Submittal Packet

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This Architectural Committee Review Submittal Packet is designed to help you receive the necessary approval from the Architectural Committee to begin construction or improvements to your home at The Ledges. Please fill out the requested information in this packet and deliver the completed packet along with the applicable fees, building plans, and building samples to The Ledges Office. The Architectural Committee will review your plans for compliance with the Master Declaration of Covenants, Conditions and Restrictions of Ledges East along with any Neighborhood Declarations and Architectural Regulations and Standards. The Architectural Committee meets regularly and looks forward to working with you on getting your home or improvements approved. You will be notified when your plans have been approved for construction.

### Required Information

Neighborhood: \_\_\_\_\_

Lot #: \_\_\_\_\_

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

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

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

Owner Phone: \_\_\_\_\_

Owner Email: \_\_\_\_\_

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

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

Builder Phone: \_\_\_\_\_

Builder Email: \_\_\_\_\_



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Reason for Architectural Committee Review:

- New Home Construction
- Improvements to Property (Please Specify):

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- Other (Please Specify):

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## Checklist of Items Needed for Architectural Committee Review

- Architectural Committee Review Fee - \$450.00
  - Check to be made out to Ledges East Master Owners Association
  - This fee is required for each single-family home and to each unique plan submitted by a Builder. If the same plan is used multiple times, the plan will only be reviewed again if there are significant changes to the plan.
- Construction Damage Deposit - \$2,000.00 (if required)
  - Check to be made out to Ledges East Master Owners Association
  - Damage deposit to be returned upon receipt of Certificate of Occupancy from the City if there are no Violations of the Master Declaration of Covenants, Conditions, and Restrictions of Ledges East, Neighborhood Declarations, or Architectural Regulations and Standards.
  - The Architectural Committee may retain the deposit until all violations are resolved.
  - Builders of entire neighborhoods are generally not required to make this deposit with the Architectural Committee because of their status as an approved builder.
- Exterior Elevation Change Fee - \$200.00 (if required)
  - Check to be made out to Ledges East Master Owners Association
  - A Exterior Elevation Change Fee will be charged to a builder if the exterior of the home plan is changed significantly and requires a review by the Architectural Committee.



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- Re-approval Fee - \$200.00 (if required)
  - Check to be made out to Ledges East Master Owners Association
  - A re-approval fee is charged if a plan is changed significantly and required the Architectural Committee to reexamine the plan.
  - The re-approval fee is also charged if the Architectural Committee is required to notice the Owner because of violations of the Approved Plan that was submitted previously.
- Complete Building Plan Set
  - Building Height
  - Finish Selections
    - Chimney Caps
    - Corbels
    - Drip Edge
    - Exterior Ceiling Material
    - External Apparatus
    - Fascia
    - Front Door
    - Garage Door
    - Glass
    - Interior Window Coverings
    - Metal Work (All)
    - Paint or Other Exterior Finishes
    - Parapet Cap
    - Stone
    - Stucco
    - Tile
    - Soffit Material
    - Window Frames
    - Wood (Headers, Beams, Posts, Trellis)
  - Floor and Garage Square Footages
  - Roof
- Site or Plot Plan Showing all Site Improvements
  - Complete Hardscaping and Landscaping Plans
  - Driveway Design
  - Driveway Stain Color
  - External Illumination Plan



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- Fencing and Walls
- Garbage Storage
- Grading
- HVAC and Other Equipment
- Irrigated Landscaping Square Footages
- Landscape Rock
- Other Accessory Items
- Pavers or Sidewalk Design
- Permitted Structures
- Plants and Vegetation Included in the Landscape Plan (See Approved List)
- Planter Bedding Material
- Setbacks
- Swimming Pools or Hot Tubs etc.
- Utility Meters
- Proofs/Mockups of All Proposed Signage
  - Sign Dimensions
  - Sign Locations

Architectural Committee Approval Date: \_\_\_\_\_

Architectural Committee Comments: \_\_\_\_\_

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