



Sand Cove at Ledges East Owners Association

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

Architectural Guidelines Checklist

Please include this form with your submission to the Architectural Control Committee.

Sand Cove at Ledges East is being developed to preserve and complement the unique features of the surrounding environment, with an emphasis on low-profile design. The views of the golf course and surrounding hills are to be prized features of the community.

With this in mind, it is also important that all improvements remain consistent with the aesthetic goals of the Ledges project. In regards to architectural review, special attention will be given to horizontal mass and low elevation, with flat, stepped roofs.

Before submitting to the Architectural Control Committee, please consider whether your plans meet the following highlighted requirements:

- Maximum building height shall not exceed twenty-four feet (24') from base elevation as measured from back of curb at the midpoint of the primary frontage street.
- Flat roofs are preferred; however, the ACC may approve sloped roof features on up to 50% of the total roof. Pitched roof sections will be limited to a maximum slop of 3:12.
- Garage openings cannot exceed nine feet (9') in height.
- Plans are consistent with the Ledges' emphasis on low-profile horizontal design
- Plans are visually consistent with the accepted **southwest contemporary** style
- Base building colors shall be darker earth tones.
- A minimum of one off-street parking space shall be provided for every two bedrooms.

The checklist above consists of highlighted items considered to be fundamental by the architectural control committee. It does not constitute the architectural control guidelines in their entirety. For any questions, please consult the full document, which can be found www.ledgesliving.com/hoa.

I have read and considered the checklist above and acknowledge that my submission meets these requirements.

Applicant Signature