

ARCHITECTURAL CONTROL POLICY

1.0 OBJECTIVE

The purposes of the ARCHITECTURAL CONTROL POLICY are to:

- 1.1 Define and maintain the requirements as stated in the CC&R's governing general restrictions.
- 1.2 Provide the policy roles and guidelines concerning construction adopted by the Board as required by the CC&R's and in the governing By-Laws.
- 1.3 Provide a positive check for construction and land improvements that could adversely affect property values of the immediate neighborhood or of the Association.
- 1.4 Ensure that all structures on a property have the same aesthetic scheme, defined as a combination of beautiful things connected or adjusted by design or a system. Of or concerning the appreciation of beauty or good taste. A consistent design of structures and colors within a property such that there is no significant difference between them.

2.0 RESPONSIBILITIES

- 2.1 The Architectural Control Committee (ACC) will be responsible for:
 - (a) the review of all documentation approving/disapproving the construction plans, and formal documentation and any changes requested after initial plans are approved.
 - (b) the inspection of construction at the following steps:
 - i. Before excavation begins, measure staked setbacks to ensure that the 60' setback is followed.
 - ii. After framing, to confirm that exterior elevations match plans/space.
 - iii. Before painting to confirm that exterior materials (stucco, siding, etc.) and colors match plans/samples.
 - (c) the issuance of the appropriate Information Package to the Homeowner.
 - (d) all financial matters, specifically the refundable \$500 pre-construction deposit.
 - (e) maintenance of the completed approval files.
 - (f) deferring to the CHHCA Board for clarification and resolution of any request or question that is not covered in the policy.
- 2.2 The Homeowner will be responsible for complying with all of the requirements as stated in the CC&R's, Architectural Control Policy, the Architectural Control Procedures, and the acknowledgements contained in the Information Package.
- 2.3 The Homeowner and Contractor will be responsible for complying with the Contractor's Agreement.

3.0 SCOPE

This policy applies to all construction as defined in the CC&R's, to include: all buildings, building additions, fences, walls, hedges, swimming pools, and all other related construction external to the existing buildings.

4.0 AUTHORIZATION

This policy is issued under the authority contained in:

- (a) CC&R ARTICLE II, ARTICLE IV, Section 1, 2, 3, and 5, ARTICLE V, Section 3.
- (b) BYLAWS of CROSS HOLLOW HILLS COMMUNITY ASSOCIATION, ARTICLE II, ARTICLE V, Section J, ARTICLE VI, Section A.

5.0 ARCHITECTURAL CONTROL POLICY FOR HOME CONSTRUCTION

- 5.1 The Homeowner and the ACC will adhere to the Architectural Control Procedures for Cross Hollow Hills Community Association that identifies the steps required for approval of all work identified in the Scope of this policy.
- 5.2 All architectural plans for construction for a new house must be approved by the ACC prior to submission to the County for building permits.
- 5.3 The refundable construction deposit must be paid to the Association prior to or with the plan submission for new house construction.
- 5.4 The Homeowner must obtain the Information Package for construction prior to plan submission and complete the information requested.
- 5.5 The construction site must have an adequate trash container for the debris, and a portable toilet on site. The site must be kept free of any trash.
- 5.6 Blue Stakes of Utah shall be notified for buried utilities prior to construction.
- 5.7 The exterior building design and color shall be compatible and in harmony with the landscape and existing homes within the Association specifically Earthtones. Buildings and exterior colors considered garish by normal standards and practice shall not be approved.

- 5.8 The ACC will evaluate the plans within thirty (30) days after submission using the following references:
- (a) CC&R ARTICLE II, Sections 1,2,3,7,8,10,11,14, 21, and 22; ARTICLE IV, Section 3.
 - (b) The county definitions for a basement and story above grade will be used for interpreting the Section 2 requirement for a 2 story house.
 - (c) Architectural Control Policy
- 5.9 When the plans are reviewed and found acceptable, the ACC will provide a letter to the Homeowner acknowledging approval with any conditions, if applicable, and a letter to the county, if required, for issuing a building permit.
- 5.10 If the plans are not found acceptable, the ACC must inform the Homeowner immediately and attempt to resolve the issue(s).
- 5.11 If a resolution cannot be reached:
- (a) The ACC will document the issue(s) in writing for the Homeowner and the Board.
 - (b) The Homeowner can appeal to the Board for an interpretation of the CC&R's and/or policy in question.
- 5.12 After the completion of the construction, the ACC will review the construction site to verify that the site conforms to CC&R ARTICLE II, Section 9, NUISANCES.
- 5.13 The Builder will remove all advertising signage within 30 days of project's completion as the basis for the construction deposit refund.

6.0 ARCHITECTURAL CONTROL POLICY FOR OUTBUILDING CONSTRUCTION, BARN, GREENHOUSE, AND HOUSE ADDITIONS

- 6.1 All architectural plans for construction of outbuildings, barn, greenhouse, and house additions must be approved by the ACC prior to submission to the county for building permits.
- 6.2 A detached garage, as defined by the county as having no physical constructional contact with the primary residence, will be considered an outbuilding.
- 6.3 The refundable construction deposit must be paid to the Association prior to or with the plan submission for construction.
- 6.4 Sections 5.1, 5.5, 5.6, 5.7, and 5.9-5.12 of this policy will apply to the construction of all outbuildings, barn, and house additions.

- 6.5 Outbuildings (and guesthouse) may be combined but the total square footage may not exceed 75% of the square footage of the main house.
- 6.6 A two story outbuilding structure can be built but the size will be limited to not more than 75% of the square footage of the main house.
- 6.7 The barn must be a single story structure as prescribed by county code. An outbuilding may be added to the barn, but it must form a contiguous structure, and the total square footage cannot exceed 75% of the square footage of the main house.
- 6.8 A greenhouse must be a single story structure. It must be for single family use and not commercial. Materials must be permanent in nature, e.g., metal or wood frame, with glass or plexiglass, windows. It should follow the 60 foot setback from each boundary, as prescribed in the CC&R's, ARTICLE II, Section 7.
- 6.9 The ACC will evaluate the plans within thirty (30) days using the following references:
- (a) ARTICLE II, Sections 1, 3,, 5, 6, 7, 8, 9, 10
 - (b) Architectural Control Policy

7.0 ARCHITECTURAL CONTROL POLICY FOR GUESTHOUSE

- 7.1 A guesthouse must have AAA approval prior to construction.
- 7.2 The footprint shall not exceed 75% of the square footage of the main house and must include all other outbuildings and barn in determining the total footprint.
- 7.3 A two story structure may be built but the total area shall not exceed 75% of the square footage of the main house.
- 7.4 The guesthouse appearance must be consistent with the main house.
- 7.5 Sections 5.1 and 5.5-5.12 of this policy will apply to the construction.
- 7.6 The ACC will evaluate he plans within thirty (30) days using the following references:
- (a) CC&R ARTICLE II, Sections 4, 5, 6, 7, 8, 14, and 20
 - (b) The county definitions for a basement and story above grade will be used for interpreting the Section 2 requirement for a two (2) story house.
 - (c) Architectural Control Policy

8.0 ARCHITECTURAL CONTROL POLICY FOR FENCES, WALLS, HEDGES, AND SWIMMING POOLS

- 8.1 Fences, walls, and/or hedges that are generally visible from the street must have ACC approval
- 8.2 The ACC will evaluate the plans within thirty (30) days using the CC&R ARTICLE II, Sections 12, 13, 17, and 21.
- 8.3 Hedges that serve as a fence facing the street must be approved.
- 8.4 Sections 5.1, 5.4, 5.6, 5.7, and 5.9-5.11 of this policy will apply.