

Application for Northshore HOA Design Review

DESIGN REVIEW APPLICATION

Complete the Information Below for All Projects

Type of Project (mark one): Minor _____ Medium _____ Major _____ Significant _____

Project Information

Home Address: _____

Owner Information

Owners Name: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Architect/Landscape Architect or Designer Information:

Architect: _____

Firm/Architect: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____

Name of Contractor/Builder:

Contractor Name: _____

Mailing Address: _____

City, State, Zip: _____

Email address(es): _____

Phone Number(s): _____

Project Information:

Proposal Narrative:

Enclosed Total Area Added/Remodeled: _____ Square Feet

Disturbed Area to Property/Yard _____ Square Feet

– Attach all necessary drawings and information –

Is a Variance being requested as part of this application? Yes or No

Insurance Certificates

Insurance certificates shall be provided naming the following entities as additional named insured:

Northshore Homeowners Association and the Architecture Review Committee

Construction Completion Deposit

For new home construction, a \$5,000 check; or for an addition or remodel, a \$2,000 check; or for major landscaping project, a \$500 check; or \$100 for all Minor Projects, made payable to Northshore HOA as a refundable deposit to be refunded upon completion of all improvements, including major landscaping, will be delivered to the HOA before construction begins. This is to guarantee that the appropriate exterior lights and roofing materials have been installed, vertical cuts retained, foundation placement verified and the landscaping completed. If any open space or surrounding properties have been damaged, such deposit shall be held until all repairs have been made to the satisfaction of the ARC. The deposit shall be refunded to the entity or individual having made the original deposit unless assigned in writing by the entity or individual to a third party. The owner will forfeit this deposit if it is not requested for return within one year of the home's completion. Other penalties may apply if the construction requirements are not met or the house built other than as approved.

Fee Received on: _____ (Date)

Note: All assessments and other required charges under the CC&Rs must be paid in full at the time of design review submission. The ARC will not review plans until the ARC review fee and all other assessments and required charges under the CC&Rs are paid in full.

Acknowledgement of Design Review Requirements

This Acknowledgement of the Northshore Design Standards (the "Acknowledgement") is made pursuant to the Master Declaration of Covenants, Conditions, and Restrictions for the Northshore community (the "Association") in Summit County, Utah (the "Declaration"). By signing below, you acknowledge the existence of the Declaration as well as the Design Review Guidelines, the Plats, and Rules and Regulations (together, the "Governing Documents"), and the requirements imposed by the Governing Documents on all construction and construction related activities in Northshore.

Those requirements include, but are in no way limited by, the following:

- 1) All construction and landscaping must conform to the Architecture Committee Rules and the written recommendations of the ARC.
- 2) All construction, including any changes to previously approved plans, must be made pursuant to architectural drawings created by a licensed architect.
- 3) All landscaping must be created pursuant to an approved landscaping plan.
- 4) Any failure to abide by the design standards, or undertaking or completion of construction out of compliance with approved plans, or undertaking or completion of landscaping out of compliance to approved plans, will subject you to enforcement action by the Association, which can include fines, cease and desist letters, the filing of a lawsuit, and all other enforcement provisions of the Governing Documents and CC&Rs.

For a full list of requirements, please refer to the Governing Documents.

By signing below, you further acknowledge that a failure to follow the requirements of the Governing Documents with regard to your construction shall constitute irreparable harm to the Association and the other Owners within the Association, which cannot be adequately compensated by damages, and explicitly assent and agree to the imposition of equitable and injunctive relief, including temporary restraining orders, preliminary injunctions, and a permanent injunction. By signing below, you also, to the fullest extent allowed by law, waive the requirement that the Association post security or a bond if the Association is forced to seek injunctive relief.

Sign Name: _____

Print Name: _____

Street Address: _____

Date: _____