

Date Received \_\_\_\_\_ Review Fee Required **Y / N** Review Fee Received **Y / N**

**Ridgeview Architectural Committee Approval Submission Form** *(updated June 2021)*

Please complete and sign the following form and submit to the Ridgeview Architectural Committee members for evaluation and approval:

- John Ziegler, [jziegler@xmission.com](mailto:jziegler@xmission.com)
- Anne Livingston, [jalivingston@comcast.net](mailto:jalivingston@comcast.net)
- Sergei Zagin, [sergei.zagin@gmail.com](mailto:sergei.zagin@gmail.com)
- Jim Bedell, [jimbedell@gmail.com](mailto:jimbedell@gmail.com)

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

Homeowner Name(s) \_\_\_\_\_

Street Address \_\_\_\_\_

Phone # \_\_\_\_\_ Email \_\_\_\_\_

**Project Type** - Please check all that apply:

- Landscaping
- Remodel Project that impacts Home Exterior *(eg-exterior paint color, decks, windows, doors, Fencing, Firepit, paving, concrete work, water feature, etc)*
- Home Addition (Architectural Plans required)
- New Construction (Architectural Plans required)

**Approximate cost of proposed improvements:** \$ \_\_\_\_\_

**Review Fee:**

IF total cost of improvements is \$3,500 or greater, please attach a check for \$50.00 payable to Ridgeview HOA] Checks can be made to Ridgeview HOA and mailed to 5300 S Adams Ave Parkway Suite 8 South Ogden, Utah 84405

Check # \_\_\_\_\_ attached  Project Value under \$3,500 - No Review Fee Required

**For ALL Projects:** Detailed description of proposed construction / improvements / changes, specifically focusing on changes to elements visible from the exterior – finish colors, finish materials, setback from lot lines, elevation, etc.

**Please attach support materials** to help the Committee fully understand the project: project plans, sketches, samples and/or photos of finish materials / colors, etc.

**Helpful Excerpts from Ridgeview HOA Covenants, Conditions & Restrictions (CC&Rs) as amended & restated in 2020:**

9.2 Approval by Architectural Committee. No Improvement of any kind, including but not limited to Dwellings, swimming pools, ponds, parking areas, fences, walls, tennis courts, garages, drives, bridges, antennae, flagpoles, curbs and walks shall ever be erected, altered or permitted to remain on any lands with the Subdivision, nor shall any excavating, alterations of any stream, clearing, removal of trees or shrubs, or landscaping be done on any lands within the Subdivision, unless the complete plans and specifications therefore are approved by the Architecture Committee prior to the commencement of such work. Plans for dwelling houses and garages must be prepared by a licensed architect. A fee of \$50.00 shall be paid to the Architectural Committee to cover costs and expenses of review. Improvements costing less than \$3,500.00 shall be submitted as directed to the Architectural Committee for approval but the fee of \$50.00 shall not be required. The Architectural Committee shall consider the materials to be used on the external features of all buildings or structures within said subdivision, location with respect to topography, finished grade elevations, and harmony of landscaping with the natural setting. The complete architectural plans and specifications must be submitted in duplicate and must include at least four different elevation views. One complete copy of plans and specifications shall be signed for identification by the Member and left with the Architectural Committee. In the event the Architectural Committee fails to take any action within 30 days after complete plans for such work have been submitted to it, then all of such submitted plans shall be deemed to be approved.

9.3 Variances: Where circumstances, such as topography, hardship, location of property lines, location of streams or other matters require, the Architectural Committee may, by an affirmative vote of a majority of the members of the Architectural Committee, allow reasonable variances as to any of the architectural covenants and restrictions contained in this instrument, on such terms and conditions as it shall require.

9.4 General Requirements: The Architectural Committee shall exercise its best judgement to see that all Improvements, construction, landscaping and alterations on the lands within the Subdivision conform and harmonize with the natural surroundings and with existing structures with relation to external design, materials, color, siting, height, topography, grade and finished ground elevation.

9.5 Materials All construction materials used for external walls and chimneys must be of natural wood, natural stone or a material approved by the Architectural Committee. Approved stucco may be used but only if less than 25% of the external surface area per side of structure is covered by the approved stucco. Log homes or split log homes shall not be allowed in the Subdivision. The use of aluminum, brick, plywood, T-111 siding, pressed board, or cinderblock as an external finish material shall be prohibited. Paint and stain colors on external surfaces must be in earth tone, as determined by the Architectural Committee. All bright or brilliant colors are prohibited. Architectural grade shingle and metal roofs are encouraged. Natural wood shake roofing materials are not encouraged due to fire concerns. Prohibited roofing materials include non-architectural grade asphalt or tile shingles, and tar and gravel. Homes must be designed using energy-efficient materials such as high rating insulation and double-pane or insulated windows. Energy-efficient heating systems are encouraged.

**Please refer to complete Ridgeview HOA documents, available at <https://www.welchrandall.com/ridgeview.php>**

*The information and materials submitted to the Ridgeview HOA Architectural committee are true and accurate to the best of my knowledge:*

Homeowner Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

**Helpful Excerpts from Ridgeview HOA Covenants, Conditions & Restrictions (CC&Rs) as amended & restated in 2020:**

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