

Skyline Ridge Holdings, LLC

Review Guidelines v3

March 2026

Skyline Ridge Holdings, LLC, a Colorado limited liability company, its successors, assigns, managers, agents, and designees {collectively, the "Declarant" or "Developer") has designed Skyline Ridge (also hereinafter referred to as, the "Community"), located in Jefferson County ("County"), Colorado as a private, luxury residential planned community.

In order to maintain the integrity of the Developer's vision for the Community, the Architectural Review Committee, (hereinafter referred to as, the "ARC"), as defined in the Declaration of Covenants, Conditions and Restrictions (the "CC&Rs"), recorded September 25, 2019 under Reception Number 2019089061 in the Office of the Clerk and Recorder for Jefferson County, Colorado, will review all designs, plans and construction of all homes, improvements and landscaping within the Community. In furtherance of this review and the creation of a uniform standard for ARC review and approval, the Design Review Guidelines ("Design Guidelines") have been created to provide property owners, architects, homebuilders, and contractors with a set of parameters for the preparation of drawings and specifications.

1. ARCHITECTURAL REVIEW COMMITTEE

The ARC is created under and granted the authority to approve or disapprove individual building and landscaping plans for the construction of a personal residence or other improvements on platted lots within the Community ("Lot" or "Construction Site") pursuant to the Declaration of Covenants, Conditions and Restrictions for Skyline Ridge and all exhibits thereto ("CC&Rs"), as amended from time to time.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, ANY PROPOSED IMPROVEMENTS, ALTERATIONS, OR ADDITIONS TO ANY HOME OR LANDSCAPE PLAN, WHETHER PRIOR TO OR FOLLOWING ARC FINAL APPROVAL, WHETHER MAJOR OR MINOR IN SCOPE, MUST BE SUBMITTED TO THE ARC FOR APPROVAL AS PROVIDED HEREIN TO ENSURE ONGOING COMPATIBILITY WITH THESE GUIDELINES.

The ARC is composed of a minimum of three members, at least one (1) of which shall be an Owner, appointed in accordance with the CC&Rs; provided, however, during the Declarant Control Period, as defined in the CC&Rs, the number of members shall be determined by the Executive Board of Skyline Ridge Homeowners Association, Inc. ("HOA") and such members need not be Owners. The ARC shall meet as is necessary to review ARC Design Applications, as described in Article III below. The operation, management and proceedings of the ARC shall be conducted in accordance with the CC&Rs and governing documents of the ARC.

The primary purpose of the ARC is to promote and ensure that all improvements to the Community are aesthetically compatible with other improvements, natural amenities, and common areas within the Community. In reviewing each ARC Design Application for conformance with the Design Guidelines, the ARC may also consider, in its sole discretion, the quality of workmanship and design of improvements, harmony of external design with existing structures, location of improvements in relation to surrounding structures, topography, finish grade elevation, special characteristics of the Lot, among other considerations. Decisions may be based solely on subjective aesthetic considerations.

In furtherance of the ARC's purpose, the ARC has adopted the Design Guidelines to assist it in its review of ARC Design Applications, however, the Design Guidelines are not the exclusive basis for ARC decisions and compliance with the Design Guidelines, in whole or in part, does not guarantee approval of any ARC Design Application. The ARC shall have sole authority to amend the Design Guidelines from time to time, provided such amendments shall be prospective only, unless otherwise required by applicable laws, codes, or regulations. There shall be no limitation on the scope of amendments to the Design Guidelines except that no amendment shall require the modification or removal of any structure previously approved and upon which construction has commenced. Notwithstanding any provisions of these Design Guidelines to the contrary, the ARC reserves the right to approve or disapprove any ARC Design Application based upon its sole and absolute discretion. The Design Guidelines are binding upon each Owner, defined below, and each Lot, including, without limitation, any construction activities located thereon.

FINAL APPROVAL OF AN ARC DESIGN APPLICATION BY THE ARC PURSUANT TO THESE DESIGN GUIDELINES IS REQUIRED **PRIOR TO** EITHER THE APPLICATION FOR OR ISSUANCE OF A BUILDING PERMIT BY THE COUNTY OR THE COMMENCEMENT OF ANY CLEARING, GRADING, CONSTRUCTION OR LANDSCAPING WITHIN THE COMMUNITY.

THE OWNER SUBMITTING AN ARC DESIGN APPLICATION SHALL BE SOLELY LIABLE FOR AND SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS AND INSPECTIONS REQUIRED BY STATE, COUNTY OR OTHER LOCAL GOVERNMENTAL AUTHORITY OR POLITICAL SUBDIVISION. OWNER AND BUILDER SHALL ENSURE THAT ALL IMPROVEMENTS COMPLY WITH ANY APPLICABLE CODES, RULES, REGULATIONS, ORDINANCES AND LAWS. IN NO EVENT SHALL THE DEVELOPER, SKYLINE RIDGE HOME OWNER'S ASSOCIATION ("HOA") OR ARC BE LIABLE FOR ANY INJURY, DAMAGES OR LOSS RESULTING FROM THE METHODS OR QUALITY OF CONSTRUCTION OF ANY HOME OR COMPLIANCE OF SUCH CONSTRUCTION OR HOME WITH ANY APPLICABLE CODES, RULES, REGULATIONS, ORDINANCES AND LAWS OF ANY GOVERNMENTAL AUTHORITY.

2. DESIGN AND CONSTRUCTION REVIEW PROCESS

2.1. ARC Design Application

Each owner of a Lot in the Community ("Owner") or such Owner's contractor or builder approved by the ARC as provided herein (hereinafter referred to as, "Approved Builder" or "Builder"), on behalf of an Owner, shall submit an ARC Design Application, as set forth herein ("ARC Design Application"), to the ARC requesting review of plans and specifications for any construction, remodeling or alteration to any Lot or Improvement located within the Community. "Improvement" shall include without limitation: any building, address sign, garage, carport, road, driveway, parking area, fence, wall, stairs, deck, landscaping, hedge, windbreak, plants, trees and shrubs, grass, rocks, pole, tank, solar equipment and exterior air conditioning or similar facility, structure, or fixture.

For purposes of these Design Guidelines and the construction of improvements within the Community, the Builder shall be considered the Owner's agent for all purposes. As such, Owner shall be responsible for Builder's compliance with these Design Guidelines and shall be liable for any damages, costs or charges resulting from Builder's failure to so comply with respect to Owner's Home or Lot. In order to be properly and timely reviewed by the ARC, each ARC Design Application shall provide all required information, plans and specifications as set forth herein. Questions concerning the interpretation of the application process, or any matter set forth in the Design Guidelines should be detailed in writing and submitted to the ARC. Exhibit "A" lists the current ARC contact information.

The ARC Design Application is comprised of a Preliminary Plan and Final Plan (each as further described below). Any construction designs, plans, drawings, or specifications submitted to the ARC shall be prepared and certified by a Colorado licensed architect or ARC approved building designer (each hereinafter individually referred to as, "Architect"), a Colorado licensed landscape architect ("Landscape Architect") or a Colorado licensed engineer ("Engineer"), as required.

2.1.1. *Approved Builders*

The initial building and landscape construction of a Home on any Lot within the Community shall be performed by a contractor who is an Approved builder, provided Owner shall not be required to use an Approved Builder for construction of minor improvements subsequent to receipt of a certificate of occupancy for the Home.

An Approved Builder shall be selected by the ARC upon submittal of the following information to the ARC:

1. Builder's name, business address, telephone number and project manager contact information.
2. Copies of any applicable licenses or financial information as reasonably requested by the ARC.
3. Descriptions and references related to at least two (2) similar residential projects completed within the previous two (2) years.
4. Builder's written consent to adhere to the obligations and requirements as set forth in the CC&Rs, these Design Guidelines or any federal, state, and local laws, regulations, ordinances, rules, or codes.
5. Builder's application fee. Upon an Owner's request, the ARC shall make available to Owner the current list of Approved Builders operating within the Community.

Upon Builder's failure to comply with the CC&Rs, these Design Guidelines or any federal, state and local laws, regulations, ordinances, rules or codes, the ARC, in its sole discretion, by thirty (30) day written notice to Builder may terminate the Builder's right to be an Approved Builder, including the Builder's right to represent to any person that the Builder is an Approved Builder; provided, however, that in the event of such termination the Builder shall be permitted to complete construction of any Homes which are not substantially complete.

3. Design Review

3.1.1. *Pre-Design Meeting*

Prior to the submittal of Preliminary Plans, as defined below, to the ARC, the Owner and Owner's representatives shall meet with the ARC, or designated representatives thereof, for the purpose of discussing conceptual or proposed plans for the construction of improvements on Owner's Lot and the application of these Design Guidelines to the design and construction process.

3.1.2. *Preliminary Plan Review*

Builder shall submit preliminary or conceptual drawings and specifications or other information (collectively, the "Preliminary Plans") to the ARC for review ("Preliminary Plan Review"). Preliminary Plan Review is provided for the benefit of Owners in order that they may receive preliminary approval of building and landscape plans prior to preparing and submitting detailed plans and specifications.

Preliminary Plan submittals for any new construction shall include, at a minimum, two (2) sets of the following:

- a) ARC application form signed by BOTH the Lot Owner and Builder and ARC application fee.
- b) A site plan, showing the disturbed area of the Lot at an appropriate scale of not less than 1"=20'-

0", together with a site plan of the Lot in a 24" by 36" format, based on a professional survey in as large a scale as reasonably possible. The site plan shall include existing two (2) foot contours, property boundary, easements, building envelope, existing site features, building footprint, decks, patios, ancillary structures, walks, drive, proposed two (2) foot contours, building finish floors, garage top of slab, and drainage detail.

- c) Architectural elevations and floor plans at an appropriate scale (NOT less than 1/8"=1'). The plans shall include four (4) professional architecturally drawn colored elevations (include existing & proposed grade line), floor plans, and roof plan.
- d) Indication of accurate exterior material and colors with appropriate placement shall be included on the professional architecturally drawn colored elevations.
- e) Any ancillary improvements contemplated on the lot.
- f) Any drawings, materials or samples requested by the ARC.
- g) Staking as requested at the option of the ARC.

The ARC shall complete its Preliminary Plan Review within fifteen (15) business days after submittal of complete Preliminary Plans. The ARC shall indicate its approval, disapproval, or recommendation as to the Preliminary Plans. The ARC's approval of Preliminary Plans shall (not constitute Final Plan Approval (as defined below) or permit Owner's commencement of construction.

3.1.3. Final Plan Review

Final plans, including any ARC recommended changes to the Preliminary Plan (the "Final Plans"), shall be submitted to the ARC for review and approval ("Final Plan Approval"). If all recommended changes to the Preliminary Plans are not included on the Final Plans, the Final Plans will be rejected by the ARC. The Final Plans shall be certified by an Architect and Engineer, as is necessary, and include a minimum of two (2) sets of the following:

- a) A final site plan at an appropriate scale of not less than 1"=20'-0", together with a site plan of the Lot in a 24" by 36" format based on a professional survey in as large a scale as is reasonably possible. The site plan shall include existing two (2) foot contours, property boundary, easements, building envelope, existing site features, building footprint, decks, patios, ancillary structures, walks, drive, proposed two (2) foot contours, building finish floors, garage top of slab, building top of foundation (TOF), and drainage detail.
- b) Grading, Erosion, & Sediment Control (GESCC) Plan (if required by the Jefferson County Planning & Zoning Division).
- c) Re-Vegetation Plan (if required by the Jefferson County Planning & Zoning Division).
- d) Architectural elevations and floor plans at an appropriate scale (NOT less than 1/4"=1'). The plans shall include four (4) professional architecturally drawn colored elevations (include existing & proposed grade line), floor plans, wall sections, exterior detailing, and roof plan. Indication of accurate exterior material and colors with appropriate placement shall be included on the professional architecturally drawn colored elevations.
- e) Exterior material and colors board including a sample (6"x6" minimum sample size) of all exterior materials & colors.
- f) Complete landscape plan, showing the disturbed area of the Lot as a scale of not less than 1"=20'-0", together with a site plan of the Lot in a 24" by 36" format based on a professional survey.
- g) Any drawings, materials or samples requested by the ARC.
- h) Staking as requested at the option of the ARC.

Within fifteen (15) days of submittal of the Final Plans to the ARC, the ARC will review the Final Plans, if such plans are determined by the ARC to be complete, and notify Builder of the ARC's Final Plan Approval, (ii) denial with recommended changes, or (iii) Final Plan Approval subject to conditions. If Final Plan Approval is granted subject to conditions, the conditions shall be satisfied by Owner prior to

submission of a building permit application to the County.

Within ninety (90) days of Final Plan Approval, Owner shall submit a complete building permit application to the County. Within ninety (90) days of the County's issuance of a building permit for the construction of an Improvement, Owner shall commence construction in accordance with such permit. If construction does not commence within the above-mentioned time period, the approval of the ARC shall be deemed withdrawn and it shall be necessary for the Owner to resubmit the ARC Design Application in accordance with these Design Guidelines, as in effect at the time of such resubmittal.

Any material deviation from or modification to the Approved Final Plans, whether voluntary or as required by a governmental entity, shall be submitted to the ARC for additional review and approval. The ARC reserves the right to periodically inspect the Construction Site from time to time in order to determine whether construction of the improvements is in compliance with the Design Guidelines and the Approved Final Plans. In the event the ARC determines that construction of the improvements is not in compliance with the Design Guidelines and Approved Final Plans, Owner may be required by the ARC to bring such construction or the improvements into compliance or to submit a new ARC Design Application, including without limitation the payment of any applicable fees and submittal of plans identifying modifications to the Approved Final Plans, for the review and approval or disapproval of the ARC. Failure to cause such compliance or obtain the ARC's additional approval of the modifications shall be considered a violation of the Design Guidelines and subject the Owner to any enforcement actions or remedies available to the ARC under the CC&Rs and Design Guidelines.

3.1.4. Final ARC Inspection

Upon substantial completion of construction, the ARC may perform a final inspection of the Improvement and Lot to check for general conformance with the Approved Final Plans, Design Guidelines and Approved Landscape Plans. The ARC shall perform a final inspection and notify Owner of any material deviations from the Approved Final Plans, Design Guidelines and Approved Landscape Plans within twenty (20) business days of the ARC's receipt of a written inspection request from the Owner.

ARC final inspection of the Improvement and Lot is a condition precedent to Owner's request or application for the County's completion of a final inspection and issuance of a certificate of occupancy for a residence or other Improvement. Owner shall correct any failure to comply with the Approved Final Plans, Approved Landscape Plans or Design Guidelines within thirty (30) days of Owner's receipt of written notice of such deviation. In the event Owner shall fail to make such corrections as directed by the ARC within such time period, the ARC shall be entitled to pursue any available remedies, including removal of any nonconforming improvements or conditions.

Builder or Owner shall provide to the ARC a copy of the certificate of occupancy for the residence within two (2) days of Builder's receipt thereof from the County.

3.1.5. Construction Site Rules and Regulations

Builder and Owner shall each be responsible for their compliance, and the compliance of their employees, subcontractors, suppliers, affiliates, related parties and any other persons or parties hired or paid by Builder in connection with the construction or alteration of an Improvement within the Community, with the following rules and regulation pertaining to the Construction Site and the Community ("Construction Site Rules and Regulations"). These Construction Site Rules and Regulations may be modified by the ARC from time to time, in the ARC's sole discretion, upon two (2) days prior written notice to Builder. For purposes of these Construction Site Rules and Regulations, Owner shall be responsible for the acts, omissions and violations of Builder, and the payment of any resulting ARC Costs, as defined below.

1. **ARC Cooperation)** Builder shall cooperate with the ARC with respect to any privacy program initiated or maintained by the ARC with respect to the Community, including without limitation

the provision of identification information for any employee, subcontractor or supplier of Builder, or any vehicles or equipment used by any employee, subcontractor or supplier of Builder.

2. **OSHA Standards)** Builder shall meet or exceed all applicable OSHA standards. Builder shall maintain the Construction Site in a safe, neat, and orderly manner, clean of debris and waste materials upon the completion of any workday. Stockpiles of any unused materials shall be maintained at all times in a neat and orderly manner. Port-a-potties shall be cleaned frequently to prevent noxious odors from permeating the Community.
3. **Dumpsters)** Builder shall locate any dumpsters solely within the boundaries of the Construction Site, unless Builder receives prior written permission from the Owner of an adjacent Lot to use the adjacent Lot for an additional location and provides such written permission to the ARC. Builder shall not permit any trash or debris to be located outside of any dumpster. Builder shall not use any dumpster of any other builders within the Community. Builder shall restrict use of dumpsters to non-food construction related waste to prevent attracting wildlife.
4. **Fires/Burning)** Builder shall not burn or permit the burning of any materials within the Community.
5. **Alcohol/Drugs)** Builder shall prohibit and make commercially reasonable efforts to prevent the consumption of alcohol, illegal drugs, or other intoxicants on the Construction Site.
6. **CC&R Design Guidelines)** Builder shall not violate or permit the violation of the CC&Rs or Design Guidelines.
7. **Work Hours)** Builder shall permit any work (including without limitation any deliveries, set-up, or clean-up) by any construction personnel, subcontractors, or suppliers within or adjacent to the Construction Site only during the hours of 7:00 a.m. to 6:00 p.m. (Monday through Friday) and 9:00 a.m. to 4:00 p.m. (Saturday). No work shall be performed at any other times, including Sundays or Holidays, unless Builder obtains prior written authorization from the ARC.
8. **Children & Animals)** Builder, its employees, subcontractors, and suppliers shall not be permitted at any time to bring any children or animals to the Construction Site.
9. **Non-Construction Activities)** Builder, its employees, subcontractors, and suppliers shall not engage in any non-construction activities at the Construction Site or within the Community.
10. **Permits)** Builder shall maintain at all times any permit signs required by any County planning, zoning (or building department), in a neat and orderly manner.
11. **Infrastructure)** Builder shall not damage and shall take reasonable measures to avoid any damage to improvements within the Community, including without limitation any streets, sidewalks, gutters, or other Developer improvements.
12. **Parking)** Vehicle parking by Builder, any construction personnel, subcontractors, or suppliers shall minimize disturbance to the Site, adjacent properties, and roadways within the Community. Builders and construction personnel shall not obstruct the roadways or passage of vehicles on any common roads or shared or driveways. Under no circumstances should emergency or law enforcement access be blocked. Failure to allow traffic to pass will result in fines or legal action.
13. **Concrete)** Builder shall use only those concrete washout areas as designated on each Lot or within the Community and shall utilize such facilities or areas solely in compliance with County standards regarding such use.
14. **Signage)** Builder shall install, erect, and maintain only such signage as is expressly approved by the ARC, or is permitted by the ARC within the Community pursuant to signage regulations regarding size, type, and location, as may be established by the ARC from time to time.
15. **Noise)** Builder, subcontractors, and personnel shall respect the Tenants/Owners in the Community by limiting excessive noise and limiting work to HOA established construction hours.

3.1.6. Violation of Design Guidelines

In the event of any violation of the Design Guidelines, including without limitation specific

violations of the Construction Site Rules and Regulations, the following procedures shall occur:

1. The ARC shall provide a written notice ("Violation Notice") to Builder, which notice may be by electronic mail to such e-mail address provided by Builder to the ARC, describing:
 - a. The violation
 - b. The location of the violation
 - c. The party responsible for such violation (if other than or in addition to Builder)
 - d. The required corrective action
 - e. The deadline for completion of such corrective action
 - f. The amount of penalty required to be paid by Builder to the ARC for certain Builder violations shall be
 - i. \$250.00 for 1st Offense
 - ii. \$500.00 for 2nd Offense
 - iii. \$1,000.00 for 3rd Offense
 - iv. Plus any incurred damages as assessed by the ARC at its sole discretion to include but not limited to damages, fines, and legal costs incurred by the HOA.
2. In the event Builder fails to perform any required corrective action or pay any penalty in accordance with the Violation Notice, the ARC may take any of the following actions:
 - a. Issue a second Violation Notice as described above
 - b. Enter any Lot, perform the required corrective action as set forth in the Violation Notice and issue to Builder an invoice for the damages, costs and expenses incurred by the ARC ("ARC Costs") as a result of Builder's violation and failure to perform the required corrective action.
 - c. Issue and post, in a conspicuous manner, a Stop Work Order ("Stop Work Order") at the Construction Site, prohibiting Builder from conducting any further construction activity at the Construction Site until Builder has provided evidence of compliance with any Violation Notice to the ARC and received the ARC's written confirmation of such compliance. Builder or Owner shall immediately pay any invoice for ARC Costs upon receipt of such invoice.

For purposes of these Design Guidelines, ARC Costs shall equal one hundred twenty-five percent (125%) of any cost or expenses required to be paid or incurred, whether direct or indirect, by the ARC, as a result of Builder's violation of the Design Guidelines or Construction Site Rules and Regulations; provided, however, in no event shall such ARC Costs be in an amount less than \$250.00. For purposes of these Design Guidelines, the ARC's delivery of a notice or Stop Work Order to Builder's representative at the Construction Site or posting of the notice or Stop Work Order at the Construction Site permit sign shall constitute proper delivery of such notice.

3.1.7. *Appeal*

An Owner or Builder may request a hearing before a majority of the HOA board of directors ("HOA Board"), upon occurrence of the following:

- a) ARC denial of an ARC Design Application,
- b) Final Plan Approval is subject to conditions disputed by Builder or Owner,
- c) The ARC's unresolved dispute between or among the ARC, Builder and Owner.

Such hearing shall be scheduled by the HOA Board within fifteen (15) days of the request for hearing. At the hearing, Owner or Builder may present its claims, testimony and other evidence regarding the dispute and request a specific resolution of the dispute. The ARC shall then be entitled to present testimony or other evidence in defense against such claims. Either upon the conclusion of the hearing or within five (5) days thereof, in the sole discretion of the HOA Board, the HOA Board shall render a decision on such matters and direct the required actions of the parties. The HOA Board may request additional information from any party prior to rendering any decision. The decision of

the HOA Board shall be made in the HOA Board's sole discretion and consideration of any information provided to the HOA Board by the parties or independently obtained by the HOA Board. The decision of the HOA Board shall be final.

4. SITE IMPROVEMENTS STANDARDS

The following Site Improvement Standards are provided as general guidelines for the design, construction, and use of improvements on an Owner's Lot; provided, however, such standards are not exhaustive and shall in no manner limit the authority of the ARC or HOA to promulgate and enforce additional site improvement standards affecting the Community.

4.1.1. Architectural Theme

Design Guidelines for the Community require an architectural theme of Mountain Modern/Contemporary and require quality architecture, site and landscape planning. The architectural theme shall consider design elements such as massing, fencing, architectural detailing, material changes, decking, patios, grading, landscaping, etc.

4.1.2. Site Placement

All Improvements constructed, installed, or made to or within a Lot shall be located within the Building Envelope of each Lot as identified on the Plat (the "Building Envelope"). Improvements that may occur on a Lot outside of the Building Envelope shall be limited to

- a) uses described in the easements created, reserved, granted in or pursuant to this Declaration or the Plat
- b) activities by the Association related to Association operations or that are otherwise permitted under this Declaration
- c) activities by the Declarant that are permitted under this Declaration
- d) roads and private driveways as approved by the Committee
- e) fences and landscaping approved by the Committee

All site planning and architectural design shall keep cut and fill to a minimum. The proposed grading shall not exceed a maximum slope of 3:1 except when blending back into existing grades (unless otherwise approved by the ARC). All proposed grading shall be smooth, rolling, and blend naturally into existing topography, drainages, and adjacent Lots. Boulder, rock, or other ARC approved retaining walls must be utilized in areas that will not grade out with a maximum slope of 3:1 and shall be used to preserve existing evergreen trees in proposed cut and/or fill areas, as required by the ARC. Foundation wall exposure may not be greater than eight inches (**8"**) in any area.

4.1.3. Building Size

The maximum square footage of any residence shall be in accordance with applicable County land use and zoning regulations. The square footage of any residence must be a minimum of 2000 sq.ft.

4.1.4. Building Heights

The maximum height of any improvement shall be in accordance with applicable zoning regulations.

4.1.5. Exterior Materials

Exterior finish materials shall be of highest quality, as determined by the ARC in its sole discretion. All materials proposed for exterior use shall be approved by the ARC prior to construction.

All exterior body materials shall be natural wood, wood textured, log accents, stucco, natural stone, or metal

accents as approved by the ARC. The ARC requires the use of at least two (2) types of exterior body material on all Homes. All exterior colors shall be subdued natural or neutral earth tones. Roof materials shall be tile, 50-year heavy textured composite shingle, concrete shingles, metal, or other roofing material, as approved by the ARC. Bright, shiny, or reflective roofing material is prohibited.

4.1.6. Driveways

Driveways shall be constructed out of concrete or asphalt or as approved by the ARC.

4.1.7. Fences and Walls

Fences and walls shall be approved by the ARC prior to installation. Fencing shall be black metal in order to be uniform throughout the neighborhood. No chain link or wood fencing will be allowed.

4.1.8. Other Structures

No structures, outbuildings, ground solar panels or sheds shall be constructed on any Lot without prior written approval from ARC and will require adherence to guidelines related to size visibility from roadways and neighboring lots in the Community, and general aesthetic appeal.

SKYLINE RIDGE ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL CHECKLIST FORM

Preliminary Architecture & Site Plan review

- ☐ ARC Application Form
- ☐ ARC Application Fee (see fees below due prior to ARC action, Submission to County or Construction)
- ☐ Preliminary Site Plan (2 sets or digital)
- ☐ Preliminary Architectural Elevations, Floor Plans and any Preliminary Sections (2 sets or digital)
- ☐ Indication of exterior Materials and Colors.
- ☐ Any additional drawings, materials or samples (if requested by the ARC)
- ☐ Staking (if requested by the ARC)

Final Architectural & Site Plan Review

- ☐ Final site Plan (2 sets or digital)
- ☐ Landscape Plan or Re-Vegetation Plan (2 sets or digital)
- ☐ Final Architectural Drawings (2 sets or digital)
- ☐ Exterior Materials and Colors Board
- ☐ Any additional drawings, materials or samples (if required by ARC)
- ☐ Staking (if requested by the ARC)

Approved Builder's List Application

- ☐ ARC Application Form & ARC Application Fee (see below)
- ☐ Submittal Documentation as detailed in the Skyline Ridge Design Review Guidelines

Landscape Plan

- ☐ ARC Application Form & Application Fee (see below)

ARC Application Fees (payable to Skyline Ridge HOA) are as follows:

\$750.00	Architectural & Site Plan submittal (this fee includes one preliminary & one final submittal)
\$100.00	Landscape Plan & Exterior Changes Submittal (per each submittal)
\$500.00	Architectural & Site Plan Resubmittal (Applied to major changes)

**SKYLINE RIDGE ARCHITECTURAL REVIEW COMMITTEE
(ARC) SUBMITTAL INFORMATION FORM**

Skyline Ridge Lot Number _____ Owner's Name _____

Lot Address _____

Current Address _____

City, State, Zip Code _____

Phone _____ Email _____

Type of Application:

- ☐ Preliminary Plan Review
- ☐ Final Plan Review
- ☐ Landscape Plan
- ☐ Changes and/or a Request Review

BUILDER: Name & Company Name _____

Address _____

City, State, Zip Code _____

Phone _____ Email _____

Project Manager/Job Supervisor Name _____

Phone _____ Email _____

ARCHITECT: Name & Company Name _____

Address _____

City, State, Zip Code _____

Phone _____ Email _____

CIVIL ENGINEER OR OTHER PROFESSIONAL:

Name & Company Name _____

Address _____

City, State, Zip Code _____

Phone _____ Email _____

LANDSCAPE ARCHITECT OR OTHER PROFESSIONAL:

Name & Company Name _____

Address _____

City, State, Zip Code _____

Phone _____ Email _____

See the Design Review Guidelines for required submittal documentation

Signatures (By signing, you have read and agree to adhere to all guidelines, rules and regulations within this document in its entirety)

Lot Owner/s

Date

Builder

Date

Skyline Ridge Architectural Review Committee Exhibit "A"

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