

Ranch Place Architectural Committee

Architectural Committee Review Procedures

For New Homes and Remodels, submit the following:

1. Architectural Review Application Form and Homeowner Agreement
2. Preliminary Plan Review. It is recommended that a preliminary plan be submitted before the expense of final construction drawings is incurred.
3. Final Review and \$2,000 Refundable Deposit. Upon completion of the project and debris cleanup the \$2,000 will be returned.
4. A set of house plans with sufficient detail to show the location on the lot of the exterior walls of the Dwelling and all other structures to be built with it; detailed drawings of all elevations of all buildings showing locations of windows, doors, roof pitches, decks and other exterior elements; and a landscaping plan showing landscaped areas, fences (including fence design), driveways, walkways, patios, decks and other hard surfaced or irrigated areas and the areas to be disturbed by construction and the means of restoring those areas. In addition, please provide an electronic copy of the plans (pdf).
5. Architectural Project Materials Submittal as a deferred submittal if not available at time of submission.

All the requirements listed above must be delivered to the Committee and the review fee paid in order for the submittal to be complete. Within 15 days of a complete submittal consisting of the items listed above, the Architectural Committee will review plans and make an initial determination whether or not the plans submitted comply with the conditions imposed by the Declaration. If the Architectural Committee has not approved or rejected any submission within 45 days after payment of the review fee and submission of complete plans, the submission is deemed to have been disapproved.

When you are nearing completion of your home construction, you should contact the Architectural Committee using the contact information above. Please provide a copy of the Summit County final inspection and occupancy permit.

We would like to assist you to move through the Architectural Review process as quickly as possible so communication is important.