

Zion Ridge Consolidated Development

Updated Building Guidelines

&

New Home Construction Checklist

Since 8/1/2016 our HOA has had an established set of building requirements as outlined in our CC&R's. Prior to new home construction please review that document in detail. As part of the pre-construction process our Architectural Review Board can answer any questions that you may have.

In an attempt to clarify current building requirements, as outlined in our current CC&R's effective February 1, 2019 all new home construction must comply with the following updated guidelines as well.

The nature of Zion Ridge Consolidated Development and the intent of home construction is understood to be for the purpose of living in and or sharing through rentals, a Single Family Home.

Building Construction Checklist

In an effort to create an open process for pre-construction and ongoing construction management this checklist will act as a mandatory sign off tool to be used by the ARB, the building contractor and lot owner.

Checklist Items

1. Pre construction plan review:
Must include a plot map with all setbacks, roof & exterior colors
2. \$300.00 fee will be charged prior to beginning plan review process
3. ARB review of CC&R's and building guidelines
4. ARB & HOA Board Approval as needed
5. Approved plan sign off by ARB
6. Set date of construction / site preparation
7. Secure Construction Road Impact Fee \$500.00
8. Secure Construction Liability / Damage Insurance (name HOA as secondary insured)
9. Begin Construction
10. ARB has authority to seek clarification from contractor/owner during construction process to verify intent and adherence to building regs

Contractor Compliance Guidelines

Construction Road Impact Fee - \$500.00 (prior to construction starting)

This fee is designed to offset road maintenance impacted by construction vehicles. The ARB prior to building completion sign off will inspect construction sight. ARB holds the right to increase impact fees or charge back on insurance if there has been any construction road damages.

Construction Damage / Liability Insurance or bond must be presented prior to construction beginning. Zion Ridge Consolidated HOA must be listed as a secondary insured.

Please see CC&R's Article XI for more specific information in regard to:

Trash Receptacles and Debris Removal. Owners and builders shall cleanup all trash and debris at the end of each day; an approved trash receptacle must remain on the site at all times for this purpose, to contain all lightweight materials or packaging.

Clean-up. During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or detriment to other lots or open space. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways or other portions of the Subdivision on a daily basis.

Construction Vehicles, trailers or machinery may not be stored or parked on roadways. During construction property line boundaries must be respected. Contractors are responsible for any damages to common areas.

Permissible hours of construction

7am - 7pm

Construction Noise Level (music, language, etc)

Must not be a nuisance to proximity homeowners

Building Guidelines

All building plans must be submitted and approved by ARB prior to beginning construction.

Plans must be submitted with plot maps showing set backs to scale, elevations and exterior wall and roof colors.

The maximum Home size is a function of a number of issues including: home must be built on a single lot, setbacks, water capacity based on SSD water line restrictions of 3/4 inch, parking, and intent of use.

House colors must be earth tones, with composition roofs of earth tone colors
Roofs must be of a fire resistant material, no wooden shake roofs

Concrete walls that are exposed to view from all exterior elevations must be covered with natural or cultured stone or stucco. As noted in CCRs (9.35 L) homeowners will have choices in exterior composition, of all wood siding or other no-stucco sidings. Minimally, road facing exteriors must meet a 60% Stone to 40% Wood composition.

All propane tanks must be buried 18 inches below ground level

Maximum water line size per SSD code into home will be 3/4 inch

Kitchens

Homes may have (1) primary household kitchen
Plus (1) partial limited use indoor/outdoor kitchen - upon ARB approval

Bathrooms

Homes may have up to (1) full bath per bedroom
An additional 1/2 bath may be allowed under single family home concept - with review and sign off by ARB

Driveways

All new homes constructed are recommended to have paved driveways of either asphalt or concrete. If homeowner chooses a gravel driveway, it must have a 10 ft apron which must be made of either concrete or asphalt and culvert. To eliminate road damage the 10 ft apron must be in place prior to construction beginning.

Parking

Homes must have a ratio of adequate parking based on the number of guests that the home sleeps. Homes should have no more than 6 designated parking places.

Due to safety issues vehicles, trailers or commercial buses may not be parked on the street at any time.

If additional parking is needed it must be within the home lot boundaries, with appropriate set backs. At minimum additional overflow parking must be a minimum of 20 feet from main road.

There may be special circumstances or events which will necessitate additional parking. Permission from HOA board is required prior to these situations.

In the event that guests arrive on commercial buses, they may drop off at the homes, but then the buses must park overnight at Zion Ponderosa Ranch parking lots

RV's, Campers or other sleeping arrangements are not allowed on premises

Fire Prevention

Trees and foliage set backs from homes must be in line preventative fire protection recommendations. See HOA website for more information.

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Home Builder _____ Contact Info _____

Home Owner _____ Contact Info _____

Checklist Items

1. Pre construction plan review: _____
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4. ARB & HOA Board Approval _____
5. Approved plan sign off by ARB _____
6. Set date of construction / site preparation _____
7. Secure Construction Road Impact Fee \$500.00 _____
8. Secure Construction Liability / Damage Insurance (name HOA as secondary insured) _____
9. Begin Construction _____ Date: _____
10. ARB has authority to seek clarification from contractor/owner during construction process to verify intent and adherence to building regs.
11. Post Construction Site Review / Prior to Sign Off _____

Notes on Any Requested Modifications or Changes
