

# Pine Meadow Ranch

HOME OWNERS ASSOCIATION

PO Box 95567 SOUTH JORDAN, UT 84095-0567

WWW.PINEMEADOWRANCH.ORG

## LOT IMPROVEMENT PLAN AND AGREEMENT

Date:

Property Owner:

Lot Number:  Site Address:

1. The Pine Meadow Ranch Home Owner's Association (PMRHOA) has reviewed the plans submitted for the following improvements. Please initial each section.

Proposed Improvements:

Initial Here

Gross Square Footage of Improvement(s):

2. A Lot Improvement Agreement and a construction fee is imposed by the PMRHOA on all construction and/or development over 120 square feet within the boundaries of the Ranch or otherwise annexed into the PMRHOA pursuant to Section 4.3 of the Uniform Rules and Regulations for Pine Meadows. As of this update, those fees are \$8,000 for new construction up to 3500 square feet, or
  - a. \$3.50 per square foot for additions. Over 3500 square feet will be an additional \$3.50 per square foot.
  - b. Road Utility Installation Bond of \$2000 if digging across HOA road or property. Owner is responsible and must notify HOA before digging. (May be refunded if no road damage at point of C.O. Click [HERE](#) to see other construction documents.)
3. The PMRHOA per Architectural Guidelines Section 3 requires one (1) digital file in pdf format, and (1) hard copy print of the below items :
  - i. Area map with lot(s) highlighted
  - ii. Stamped, certified survey of the property which shows property boundaries, corners, rights-of-ways and easements, existing utilities and existing structures.
  - iii. Site plan which shows the location and footprint of all proposed structures, driveways, utility connections, propane tank, septic tank and drain field
  - iv. Engineered building plans (full size pdf copy and 11x17 printed copy), including but not limited to floor plans, elevations of all facades of all proposed buildings and exterior materials with colors and exterior sample pictures and an engineered culvert design for the driveway.
  - v. Impact fee must be paid prior to review. Under 120 SF only iii and iv apply.

**All plans and the construction fee must be submitted by the end of the day on the first Friday of each month to qualify for review by the Architectural Review Committee and the Board for consideration of approval.**

4. All driveways must have the appropriate sized culvert installed and grading such that all runoff water does not drain onto the adjacent roadway. Culverts must meet the specifications of the PMRHOA.
5. A functioning portable toilet must be maintained on the construction site during all phases of construction.

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H O M E O W N E R S A S S O C I A T I O N

P O B o x 9 5 5 6 7 S O U T H J O R D A N , U T 8 4 0 9 5 - 0 5 6 7

W W W . P I N E M E A D O W R A N C H . O R G

6. A dumpster must be maintained on the construction site whenever waste is being generated. The dumpsters at the base of the mountain are for household garbage only and use of these for construction waste is illegal. **You will be subject to fines without warning for disposal of construction waste in the Tollgate Canyon dumpsters.**
7. The PMRHOA does not review or confirm the structural suitability or code compliance of your plans. That is the function of your architect, engineer and/or the Summit County Building Department. The PMRHOA's function is to ensure the improvements will conform to the overall mountain environment as described in the governing documents of the PMRHOA.
8. Forest Meadow Road from I-80 to Oil Well Road is off limits to heavy truck traffic because it cannot support heavy trucks including concrete trucks, dump trucks, cranes, lumber trucks, etc. It is the responsibility of the owner and signer of this agreement to inform all contractors and suppliers of this limitation. Heavy trucks must use Tollgate Canyon Road.
9. Per PMRHOA Rules and Regulations 4.4.2 "Any individual or entity proved to have damaged or impaired a roadway through negligence, recklessness, imprudence or poor judgment shall be liable to the PMRHOA for the full cost of repair." **You will be subject to fines without warning for damage to roadways.**
10. The PMRHOA Rules and Regulations governing roads do not allow the parking of any vehicle on Ranch roads. Property owners will be fined, and vehicles may be towed. **THERE IS NO PARKING ON ROADS AT ANY TIME.**
11. ROAD ACCESS: During November through May, only 4-WD pickup trucks may be used for construction activities on the private roads of the Ranch (one- ton or less). When roads are snow-covered or icy, chains are required. Prohibited vehicles include but are not limited to box trucks, trailers of any kind, cement trucks, semis, gravel trucks, and other large delivery trucks. Vehicles may be asked to leave the Ranch if not properly equipped for winter conditions. (Ref: AG 7.0)
12. Construction sites must maintain a silt fence and are required to keep construction debris confined to the property.
13. **THIS SIGNED LOT IMPROVEMENT PLAN AND AGREEMENT MUST BE DISPLAYED ADJACENT TO THE SUMMIT COUNTY BUILDING PERMIT.**
14. The property owner must make the general contractor and sub-contractors aware of the provisions of this agreement.
15. The property owner agrees to pay any costs and legal fees incurred by the PMRHOA in enforcing this agreement.
16. **After the lot improvement Plan is approved, construction must begin within 2 years of the initial approval date or a full resubmission of all paperwork is required and subject to the current construction assessment fees. (Ref:AR Section 3a.)**

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17. The materials that may be used on the roofs and exteriors of structures on the Ranch are limited and must be approved in advance by the PMRHOA. Materials used in construction must conform to those indicated on this form. Submit architectural Color samples for Plan approval.

### Detail Descriptions

Roofing material and color(s):

Siding material and color(s):

Stone/Rock color(s):

Metal material and color(s):

Complete building and site plans submitted.

Plans, materials and color samples submitted and approved.

New

Add

Other

Construction Fee

\$

Date Recvd

### Payment must be submitted before or with plans to be reviewed.

The property Owner/Contractor, by signing this agreement, acknowledges they understand and agree to comply with the stated terms and conditions herein and with the PMRHOA Rules and Regulations, Protective Covenants, Architectural Guidelines and Construction Checklist.

Please consult an attorney with any legal questions. This document is legal and binding.

PMRHOA Committee  
Name (Print)

Signature

Phone:

Email:

Date:

Property Owner  
Name (Print)

Signature

Phone:

Email:

Date:

Contractor/Rep  
Name (Print)

Signature

Phone:

Email:

Date: