

## Architectural Changes & Review Policy

Home owners who wish to make additions or changes to structures, including, but not limited to, fences, decks, awnings, roofs, driveway extension, staining, painting, ect., must perform and complete the following:

1. Prepare a detailed plan of the layout, dimensions, style and size of proposed project. Include a list of the proposed materials and colors that are to be used. Also, prepare a letter of intent to obtain all necessary permits with the city and county.
2. Submit all of the above documentation to the Architectural Review Committee for review.

c/o Welch-Randall Real Estate  
5300 S. Adams Ave. Pkwy., #8  
Ogden, Utah 84405

[info@welchagency.com](mailto:info@welchagency.com)

3. Apply and pay for all necessary permits with the city and county.
4. If proposed project is to be installed near property lines and the property markers can be accurately identified, structures can be built, as long as, structure does not encroach upon neighbors property, easements, setbacks, offsets, common areas and/or public or private lands. If markers cannot be determined, the owner must have a property survey done by a licensed surveyor, at the owners cost, to establish the boundaries. The home owner must notify the Architectural Review Committee in writing once this has been completed.
5. Neighboring property and home owners must be notified of proposed work. If approval is given, local noise and activity ordinances must be followed; all construction debris must be cleaned up and hauled away and any damages during the course of construction must be repaired to the original state and condition.

### Notice from Association & Management

Neither the board members, committee members nor management are trained or licensed to provide the home owner with professional advice regarding the physical condition of any property or regarding legal or tax matters. The association and management strongly recommend that in connection with any changes to the property, the home owner retain the professional services of legal and/or tax advisors, property inspectors, surveyors, and other professionals to satisfy the home owner as to any and all aspects of the physical and legal condition of the property. HOME OWNER IS ADVISED NOT TO RELY ON THE ASSOCIATION, OR ON ANY AGENTS OF THE COMPANY, FOR A DETERMINATION REGARDING THE PHYSICAL OR LEGAL CONDITION OF THE PROPERTY, including, but not limited to, the condition of plumbing systems, electrical systems, moisture or other problems with the roof or foundation, sewer problems, the availability and location of utilities, the exact square footage or acreage of the property, or the location of property lines.

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Physical Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

This document must be signed by the homeowner prior to submission. **Written approval** by the association and/or the Welch Agency must be obtained prior to starting any type of work on a proposed alteration.