



## **Sand Hollow Resort Builders:**

Welcome to Sand Hollow Resort! We are excited to see the growth in our community and would like to thank you for being a critical component of both the success of the development and the satisfaction of our homeowners. The vision of Sand Hollow Resort is to create a community that enriches the lives of your homeowners and guests while maintaining the standard that is expected of a top-rated resort destination.

Your quality and service standards are an extension of the Sand Hollow Resort experience. To help you be successful and ensure that our efforts are coordinated with the mission of Sand Hollow Resort, the Architectural Control Committee has put together a packet to guide your project from design through completed construction. This packet will help you to better understand the building policies and standards for the development, and contains the following: Sand Hollow Resort Builder Fee Schedule, SHR Approved Builder Policy, SHR Preferred Builder Policy, Application for New Construction, Application for Architectural/Landscape Changes, Notable Design Guidelines & Standards, Notable Design Code Violations During Construction, ACC Review Checklist, ACC Submission Guidelines & Builder Acceptance Agreement, ACC Inspection Checklist, Final Inspection Request Form, Dunes Party Wall Policy, Construction Signage Template, For Sale Signage Template, Master Declaration for Sand Hollow Resort, and Sand Hollow Resort Design Code (including Landscape Standards).

We are pleased that you have requested to be a part of the growth at Sand Hollow Resort and look forward to working with you. If you have any questions or concerns, feel free to contact us via HOA management at any time.

Sincerely,

The Sand Hollow Resort Architectural Control Committee  
5662 W. Clubhouse Drive  
Hurricane, Utah 84737  
[shrhoa@sandhollowresorts.com](mailto:shrhoa@sandhollowresorts.com)

Community Association Management: [info@camutah.com](mailto:info@camutah.com) 435-674-2002

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT BUILDER FEE SCHEDULE

Fee/Deposit Description:	Made Payable To	Approved Builder Rate	Preferred Builder Rate
<b>Non-Refundable Fees:</b>			
ACC Plan Review Fee – New Construction	HG Management LLC	\$1,000.00	\$750.00
ACC Plan Review Fee – Architectural/Landscape Change	HG Management LLC	\$250.00	\$250.00
Hurricane City Water Impact Fee* - New Construction	Oak Meadow View, LLC	\$2157.00	\$2157.00
<b>Refundable Deposit:</b>			
Construction Damage Deposit – New Construction	SHR Master Owner's Association	\$5,000.00	\$1,500.00

Required fees and deposits will be based on meeting the qualification requirements as set forth for either

“Approved Builder” or “Preferred Builder” status and are due upon plan submission. **The Builder Packet will not be scheduled for ACC Review until payment of Fees and Deposits are submitted. No plans will be reviewed if HOA Dues are not current.**

\*Upon receipt of payment for Water Impact Fees, you will be given a Water Voucher to submit to Hurricane City, showing that these fees have been paid.

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT (SHR) APPROVED BUILDER POLICY

The following requirements must be met to obtain an Approved Builder status with SHR:

- The builder must attend an SHR Builder Orientation Meeting.
- A complete Application for Approved Builder Status at Sand Hollow Resort must be submitted to the ACC Review Board, and must pass the ACC's resulting minimum experience qualification check. (Applications are available at the SHR Builder Orientation Meeting.)

For a builder to maintain their Approved status, they must remain in compliance with the following:

- All HOA Assessments and Fines must be paid in a timely manner.
- Attend all SHR Builder Update Meetings.
- For each new project, submit a completed SHR Builder Packet/New Construction Application along with all required plans, documentation, fees and deposits as outlined in the packet.
- Attend and participate in ACC Review of every new project.
- Must follow all HOA rules (including, but not limited to: SHRMOA CC&Rs, Policies, Design Code, Rules and Regulations). Repeat violations and/or major infractions will result in a written notification of a 'strike' against the builder's record. Upon the issue of a third strike notice, approved builder status will be revoked.

**NOTE:** The Master Declaration for Sand Hollow Resort states that, "Approval of Builders shall be in the sole discretion of the ACC, based on reputation, quality of work, customer satisfaction, and/or such other items the ACC determines appropriate." The ACC will review whether the Builder meets the qualification requirements for Approved Builder status once the completed application has been received.

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT APPROVED BUILDER APPLICATION

### CONTACT INFORMATION:

Submission Date: \_\_\_\_\_

→ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor License #: \_\_\_\_\_

Superintendent (On Job Site) Name: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Have you ever had your Approved Builder status revoked or suspended by SHR in the past? \_\_\_\_\_

### PROJECT HISTORY:

Have you built a home in SHR in the past five (5) years? \_\_\_\_\_ If Yes, please provide more information:

→ Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Date of Completion: \_\_\_\_\_

→ Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Date of Completion: \_\_\_\_\_

→ Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Date of Completion: \_\_\_\_\_

### REFERENCES:

Please provide three (3) Home Owner references who can provide us with their experience working with your company from the design phase through the construction completion for their home (Not limited to SHR):

→ Home Owner Name(s): \_\_\_\_\_

Phone #: \_\_\_\_\_ Home Location: \_\_\_\_\_

→ Home Owner Name(s): \_\_\_\_\_

Phone #: \_\_\_\_\_ Home Location: \_\_\_\_\_

→ Home Owner Name(s): \_\_\_\_\_

Phone #: \_\_\_\_\_ Home Location: \_\_\_\_\_

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT APPROVED BUILDER APPLICATION (Cont.)

Please provide three (3) Sub consultant or Supplier references who can provide us with their experience working with your company:

→ Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

→ Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

→ Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Additional Information or Considerations (Not Required): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### ACKNOWLEDGEMENTS:

SHR Builder Orientation Meeting completion date (Required for Application Approval): \_\_\_\_\_

By signing below, I certify that I have read and examined this application and know the same to be true and correct. I understand that the Approval of Builders shall be in the sole discretion of the ACC, based on reputation, quality of work, customer satisfaction, and/or such other items the ACC determines appropriate. The ACC will review whether the Builder meets the qualification requirements for Approved Builder status once the completed application has been received.

CONTRACTOR SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME AND TITLE (Please Print): \_\_\_\_\_

### **OFFICE USE ONLY**

Review Date \_\_\_\_\_ Approved? YES \_\_\_\_\_ NO \_\_\_\_\_

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT (SHR) PREFERRED BUILDER POLICY

The following requirements must be met and maintained to obtain Preferred Builder status with SHR:

- The builder must already have Approved Builder status.
- Either a complete Application for Preferred Builder Status at Sand Hollow Resort must be submitted to the ACC Review Board for review and approval, or in some cases, a recommendation of Preferred Builder status may be given directly to the ACC from the SHRMOA Board of Directors. (Application for Preferred Builder Status are available upon request.)
- All HOA Assessments and Fines must be paid in a timely manner.
- Attend all SHR Builder Update Meetings.
- For each new project, submit a completed SHR Builder Packet/New Construction Application along with all required plans, documentation, fees and deposits as outlined in the packet.
- Must follow all HOA rules (including, but not limited to: SHRMOA CC&Rs, Policies, Design Code, Rules and Regulations). Preferred builders are expected to have minimal warnings and violations.
  - Builders must not exceed three (3) violations of any kind per project.
  - Builders must not have any 'strikes' on their record in the past 12 months. (A Preferred builder will immediately be re-classified as an Approved builder upon the issue of a strike.)
- Builder must maintain timely completion of all projects. Unless otherwise approved by the ACC in advance, a home in the Dunes must be completed within nine months from the date that the building permit is issued by the city, and a home in the Retreat must be completed within six months from the date that the building permit is issued by the city.

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT PREFERRED BUILDER APPLICATION

**CONTACT INFORMATION:**

Submission Date: \_\_\_\_\_

→ Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor License #: \_\_\_\_\_

Superintendent (On Job Site) Name: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Do you currently have Approved Builder status with SHR? \_\_\_\_\_

Have you ever had your Preferred or Approved Builder status revoked or suspended by SHR? \_\_\_\_\_

**PROJECT HISTORY:**

Please list your last three (3) projects within SHR:

→ Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Date of Completion: \_\_\_\_\_

→ Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Date of Completion: \_\_\_\_\_

→ Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_ Date of Completion: \_\_\_\_\_

**REFERENCES:**

Attach three (3) written recommendations for Preferred Builder Status from Sand Hollow Resort Home Owners, along with their contact information. (NOTE: These home owners MUST have been involved in the original construction of their home in SHR)

Please provide three (3) Sub consultant or Supplier references who can provide us with their experience working with your company:

→ Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT PREFERRED BUILDER APPLICATION (Cont.)

### REFERENCES (Cont.):

→ Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

→ Company Name: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Phone #: \_\_\_\_\_

Additional Information or Considerations (Not Required): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### ACKNOWLEDGEMENTS:

By signing below, I certify that I have read and examined this application and know the same to be true and correct. I understand that awarding Preferred Builder status shall be in the sole discretion of the ACC, based on reputation, quality of work, customer satisfaction, and/or such other items the ACC determines appropriate. The ACC will review whether the Builder meets the qualification requirements for Preferred Builder status once the completed application and letters of recommendation have been received. I further understand that if I receive Preferred Builder status, it is not guaranteed for any period of time and can be suspended or revoked by the ACC or the SHR Master Owners Association Board of Directors at any time.

CONTRACTOR SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

NAME AND TITLE (Please Print): \_\_\_\_\_

### **OFFICE USE ONLY**

Review Date: \_\_\_\_\_ BOD Recommended? YES \_\_\_\_\_ NO \_\_\_\_\_ ACC Approved? YES \_\_\_\_\_ NO \_\_\_\_\_

NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_





# SAND HOLLOW RESORT APPLICATION FOR NEW CONSTRUCTION

**CONTACT INFORMATION:**

Submission Date: \_\_\_\_\_

LOT OWNER Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

CONTRACTOR/BUILDER: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

Current SHR Builder Status (circle one): APPROVED / PREFERRED / NEITHER

SUPERINTENDENT (On Job Site) Name: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**PROJECT INFORMATION:**

Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_

Lot Size (Sq. Ft.): \_\_\_\_\_ Total Proposed Residence Size (Sq. Ft.): \_\_\_\_\_

Project Description: \_\_\_\_\_

Estimated construction start: \_\_\_\_\_ Estimated Finish: \_\_\_\_\_

**Application Submission Checklist:**

- Signed ACC Submissions Guidelines & Builder Acceptance Agreement
- Two complete sets of building plans and specifications to include Walkway and Driveway Plans
- Site or plot plan showing grading, drainage pattern (to front of street), floor and garage elevations, landscaping areas
- All applicable fees and deposits in accordance with the Builder Fee Schedule
- Exterior finishes to include: Front Door, Lighting, Beams, and Other Exterior Samples in addition to Stucco and Rock
- Wall plan to show retainage if required (*Upon request, may be submitted to the ACC for review 30 days prior to installation*)
- Landscape plan (*Upon request, may be submitted to the ACC for review 30 days prior to installation*)
- Stucco and Rock Samples (*Upon request, may be submitted to the ACC for review 30 days prior to installation*)

If you have any questions concerning these procedures, the application, or need any additional information, please contact the HOA Management, CAM, at 435-674-2002 or you may email shrhoa@sandhollowresorts.com.

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



# SAND HOLLOW RESORT APPLICATION FOR ARCHITECTUAL / LANDSCAPE CHANGES

**CONTACT INFORMATION:**

Submission Date: \_\_\_\_\_

→ LOT OWNER Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

→ CONTRACTOR/BUILDER: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

SUPERINTENDENT (On Job Site) Name: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**PROJECT INFORMATION:**

Subdivision: \_\_\_\_\_ Lot#: \_\_\_\_\_

Project Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Estimated Start Date: \_\_\_\_\_ Estimated Finish Date: \_\_\_\_\_

Final Inspection: \_\_\_\_\_

Signature

Date

**Application Submission Checklist:**

- Signed ACC Submissions Guidelines & Builder Acceptance Agreement
- Two copies of drawings or plans for proposed changes that include:  
For Architectural: Exact location, dimensions, materials to be used with proposed colors.  
For Landscape: All species of plants, flowers, shrubs and trees, summary of existing landscape to be removed and all other materials to be used with proposed colors.
- All applicable fees and deposits in accordance with the Builder Fee Schedule – currently, ACC change review fee is \$250.00. Make check payable to: HG Management, LLC.

If you have any questions concerning these procedures, the application, or need any additional information, please contact the HOA Management, CAM, at 435-674-2002 or you may email shrhoa@sandhollowresorts.com.

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT ARCHTECTORAL CONTROL COMMITTEE

### Notable Design Guidelines and Standards

(See Sand Hollow Resort Design Code for full Guidelines and Standards)

#### Article 4 (Pages 9-16)

- 4.5 Setbacks are in compliance and property lines shown
- 4.6 No part of the structure may extend into the setbacks
- 4.8 (b) Elevation treatment (materials/trim) is consistent around entire building
- 4.9 (a/b) Building mass is appropriate for the lot and a minimum of 2,000 sq. ft. (1,700 on lots less than 8,000 sq. ft., corner lots less than 8,200 sq. ft.)
- 4.9 (c) Structures with any type of basement must meet the building height restrictions. All walkout basement proposals require a special approval.
- 4.9 (d) Maximum height 15'
- 4.9 (e) Building mass includes minimum of 3 varying masses
- 4.11(a/b) Approved Materials and Colors
- 4.12 (a) Approved Walls including retainage if required
- 4.12(a)(iii) Exposed wood posts shall be of at least an 8x8 construction
- 4.12 (b) Recessed Windows (minimum of 2" from the window frame)
- 4.13 (a-e) Roof generally flat, may contain pitch accent, appropriate roof projections, and observation decks less than 600sq ft.
- 4.14 Garage large enough to accommodate automobiles to be stored, side entry is preferred, door recessed at least 12", no more than 26' wide, no higher than 8' finished interior. Carports not permitted.

#### Article 5 (Pages 16-20)

- 5.2 Owners shall be responsible for the conduct and behavior of their contractors
- 5.5 Construction crews will not park on, or otherwise use other Lots for parking
- 5.6 Required to clean up the site daily
- 5.9 Hours of operation at 7am to 5:30pm, Monday through Friday, 8am to 4pm on Saturday. No working hours on Sunday.
- 5.13(e) Each general contractor is responsible for familiarizing their employees, subcontractors, etc., with the provisions in the Design Code and enforcing same
- 5.13(h) The Owner or general contractor is required to schedule inspections (footing, framing, landscaping, final)

#### Article 6 (Page 21)

- 6.3 No grading greater than three to one slope
- 6.4 Cuts and fill/changes to grade shown

#### Article 7 (Pages 21-24)

- 7.1 Landscape plan *approved by Maintenance Company* to include a walkway from the street to the front door
- 7.3 Landscape plan to be completed
- 7.4 Only Approved Plants used
- 7.6 Plants are massed to avoid sporadic appearance
- 7.7 Boulders match the color scheme of the home, and are "planted"
- 7.8 Irrigation approved by Maintenance Company
- 7.9 Landscape lighting is shown and is acceptable
- 7.10 Water feature shown and is approved and in scale with the home
- 7.11 Appropriate Art objects

#### Article 8 (Pages 24-25)

- 8.1-8.3 Garage parking is available; side entry garage driveway maximum is 18' wide

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



**Article 9 (Pages 25-27)**

- 9.1 Walls and fencing are on property lines
- 9.3 Courtyard fencing at least 6" thick and no more than 9' high
- 9.4 Privacy fence no more than 6'
- 9.5 Screen fencing around A/C, pool equipment, and similar elements
- 9.6 Pools are contained within an enclosed back yard (The Dunes) or within a courtyard which is part of the home (The Retreat)
- 9.7 Golf Course fencing
- 9.8 Gate design approval

**Article 10 (Pages 27-29)**

- 10.3 Lighting (no flood lights allowed)
- 10.4 Construction signage

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT ARCHITECTURAL CONTROL COMMITTEE

### **Notable Design Code Violations During Construction**

(See Sand Hollow Resort Design Code for full Guidelines and Standards)

- Staging construction materials on adjacent Lots
- Disturbance of adjacent Lots
- Vehicles, trailers or equipment parked on adjacent Lots
- All vehicles will be parked so as not to inhibit traffic and within designated areas
- Poor maintenance of Lot during construction
- Unruly onsite storage
- Damage inflicted on existing improvements by the Owner and/or its agents must be repaired within thirty days after it is discovered and at the expense of the Owner and/or its agents
- Working outside the permitted hours of construction without prior consent from ACC or The Board of Directors (7am to 5:30pm, Monday through Friday; 8am to 4pm on Saturday; no construction activities are allowed on Sunday)
- Dust & Noise
- Unapproved signage
- Poor temporary restroom cleanliness
- Failure to request inspections (footing, framing, landscaping, final)
- Excessively dirty, distracting or full construction dumpster
- Dumping or disposing of concrete within the subdivision

Per Article 11 of the Sand Hollow Resort Design Code; The ACC may levy a fine or penalty of up to Five Hundred Dollars (\$500.00) per day against any Owner who fails to refrain from violating this Design Code.

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## SAND HOLLOW RESORT ACC REVIEW CHECKLIST

This checklist includes the standard requirements to appropriately review and approve plans for new construction.

- COMPLETE APPLICATION PACKET (INCOMPLETE PACKETS WILL NOT BE REVIEWED)
- Fees and Deposits (Payable to the correct entities)
- TWO (2) SETS OF PLANS that must include the following items to be approved:
- Note Four Inspections: Footing, Framing, Landscaping, Final (occupancy is based on Final)
- SITE PLAN: Shall be drawn to a scale of 1/10, 1/8 or 1/4 and shall show:**
- Lot Dimensions including setbacks
- Building Pad Elevation & Finish Floor Elevations
- Retaining Wall Construction Showing Impact on Adjacent Properties
- Drainage (to front of street)
- Roof Plan
- Location of Utility Box
- Landscape Design which Includes a Walkway from Street to Front Door (Must Comply with Landscape Design Guidelines)
- Driveway Plan (not just solid concrete with deep cuts)
- Proposed Pool and/or Hot Tub Plan to show enclosed back yard in The Dunes and courtyard attached to the home in The Retreat, Including Deck Area and Water Feature(s)
- Fences/Walls, Including Design and Materials (ALL WALLS ARE CAPPACCINO 100 STUCCO COLOR. See Design Code)
- FLOOR PLAN: Shall be drawn to scale of 1/4" = 1' and shall show:**
- Square footage of all areas, including: Garage (doors not to exceed 8'), Patios, Courts, Yards, Etc.
- Room Names, Sizes and Configurations
- Location of Doors and Windows
- Front Windows to be recessed a minimum of 2" from the window frame; back and side windows to be recessed a minimum of 2" from the window frame if applicable
- EXTERIOR ELEVATIONS: Shall be drawn to a scale of 1/4"=1' and shall show:**
- Location and Size of All Courtyards and Patios
- Minimum four (4) Elevations Are Required (Front, Rear, Right, Left)
- Dimensioned Heights of All Elements (Maximum 17')
- Stucco Color, Stone/Rock (must be in the correct texture)
- Note All Other Finish Materials and Textures of All Exterior Surfaces, Including Walls, Entry Door, Exterior Doors, Lighting (no flood lights allowed, down lighting required), Beams, and Other Exterior Samples (must be in the correct texture)
- Building Cross Section Using 1/4" Scale
- Trellis and Patio Structures
- Existing Natural Grade and Proposed Finish Grade Adjacent to All Exterior Walls
- Any Changes in Grade
- Gate Design with Specs (If Applicable)
- AC Pad and Screen Wall
- Additional Screen Walls (If Applicable)

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_





## ACC SUBMISSION GUIDELINES & BUILDER ACCEPTANCE AGREEMENT

**PROCESS:** For each new project, a complete SHR Builder Packet/New Construction Application along with all required plans, documentation, fees and deposits as outlined in the packet, must be submitted to the ACC for review.

ACC Review meetings are held weekly on Thursday afternoons, and may be subject to change. Please have your complete builder packet/new construction application, or modifications, submitted to the HG Management office no later than 5:00PM on Monday for it to be on the agenda for the meeting on that Thursday. Submissions received after 5:00PM on Monday will be added to the following week's agenda.

If the ACC does not approve your application, you will be notified with detailed information on why it is not approved. Once it has been resubmitted with the requested changes, it will be reviewed at the next ACC review meeting. If a submission is not approved after two review sessions with the ACC, additional review fees of \$250.00 may be required to receive approval.

**APPROVAL:** Upon stamped approval from the ACC Board, the Builder is required to submit a digital copy of the approved plans for HOA records, and may start construction. If any changes or modifications come up during construction, a document must be submitted in writing to the ACC for consideration at the next review meeting and must be approved before constructed.

All plans, and changes to plans, must be submitted to the ACC for review and approval before going to Hurricane City for approval. The ACC regulates the following areas of property development and improvements in accordance with the Master Declaration for Sand Hollow Resort (CC&R's) --Article 6 "Architectural Controls and Building Standards" and the Sand Hollow Resort Design Code. The above documents can be found as part of our "Builder Packet." **If a building permit is pulled before plans, or plan changes, have been reviewed and approved by the ACC, the Contractor will be subject to a \$500 fine.**

**ACCEPTANCE:** Both Owner and Contractor are required to sign this form.

By signing below, I acknowledge I have received, read and understand the Builder Packet, Fee Schedules, the ACC Guidelines and Standards, and the Design Code for Sand Hollow Resort. I agree to abide by the rules and regulations as set forth in the Master Declaration for Sand Hollow Resort (CC&R's) and the Sand Hollow Resort Design Code, and have followed the Submission Guidelines as provided in this document.

I understand that the ACC has not approved any variance to the design code with the approval of the plans submitted, and that any variance must be submitted and approved separately, in writing, to the ACC. Any variance to the design code that may be on the plans are the sole responsibility of the Builder and the Owner.

SUBDIVISION: \_\_\_\_\_ LOT#: \_\_\_\_\_

OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER NAME (PLEASE PRINT): \_\_\_\_\_

CONTRACTOR SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR (PLEASE PRINT): \_\_\_\_\_

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_





## SAND HOLLOW RESORT ACC INSPECTION SHEET

**Subdivision:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_

**FOOTING INSPECTION** Date: \_\_\_\_\_ Inspected by: \_\_\_\_\_

- Footings are dug according to ACC approved plans
- Location on plot looks appropriate to setbacks and ACC approved plans

Notes:

---

---

Contractor Name: \_\_\_\_\_ Signature: \_\_\_\_\_

**FRAMING INSPECTION** Date: \_\_\_\_\_ Inspected by: \_\_\_\_\_

- Windows and walls are placed as shown on ACC approved plans; Windows are recessed according to Design Code
- Maximum home height does not exceed 15'; Garage door height does not exceed 8'
- No variations are seen from the ACC approved plans

Notes:

---

---

Contractor Name: \_\_\_\_\_ Signature: \_\_\_\_\_

**WALL & LANDSCAPE INSPECTION** Date: \_\_\_\_\_ Inspected by: \_\_\_\_\_

- Wall material meets the design code requirements
- Color of wall is Cappuccino 100
- Landscaping design is same as ACC approved plans

Notes:

---

---

Contractor Name: \_\_\_\_\_ Signature: \_\_\_\_\_

**FINAL INSPECTION** Date: \_\_\_\_\_ Inspected by: \_\_\_\_\_

- Home is completed as per ACC approved plans
- ACC received all plans for any changes made
- Landscape maintenance has signed off on installation inspection
- If appropriate, adjacent properties have been cleaned up, leveled and recrusted/revegetated

Notes:

---

---

Contractor Name: \_\_\_\_\_ Signature: \_\_\_\_\_

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## REQUEST FOR FINAL INSPECTION

(TO BE COMPLETED AT END OF CONSTRUCTION)

- \_\_\_\_\_ Setbacks as per Code, as Submitted & Approved
- \_\_\_\_\_ Walls as Submitted & Approved
- \_\_\_\_\_ A/C Screen Wall as Submitted & Approved
- \_\_\_\_\_ Landscape Complete as Submitted & Approved
- \_\_\_\_\_ Walls/Gates as Submitted & Approved
- \_\_\_\_\_ Door Height as per Code, as Submitted & Approved
- \_\_\_\_\_ Finish Materials (Stone & Stucco, Wood, etc. All Exterior Finishes)/Colors as Submitted & Approved
- \_\_\_\_\_ Surrounding Improvements Are Not Damaged
- \_\_\_\_\_ Adjacent Lots Are Undisturbed or have been cleaned up, leveled and recrusted

I submit to the ACC that the home on lot #: \_\_\_\_\_ in the \_\_\_\_\_ subdivision is complete as per Sand Hollow Resort Design Code, and request final ACC approval for construction deposit refund.

OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER NAME (PLEASE PRINT): \_\_\_\_\_

STREET ADDRESS OF PROPERTY: \_\_\_\_\_

CONTRACTOR SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR (PLEASE PRINT): \_\_\_\_\_

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



*Sand Hollow Resort Master Owners' Association*

## **Party Wall Policy**

As of August 2017

When a plan for a home is submitted to the Architectural Control Committee (ACC) for approval, a plan for a perimeter wall must be included following all the guidelines in the CC&R's.

The owner has two options for installation of the wall:

- 1) Install the wall at owner's expense; or
- 2) Contact neighboring lot owners to discuss the wall and payment; install and share the cost of the wall.

Additional notes:

- 1) For homes completed prior to June 2013:
  - a. Wall is to be included as part of the landscaping plans; and installed at the same time of the landscaping materials.
  - b. If the homes on both sides of a wall are built, the wall must be installed at the time the second home is built. Homes built after this date must have the walls completed at time of construction.
- 2) Any variances to this policy must be submitted and approved by the ACC.

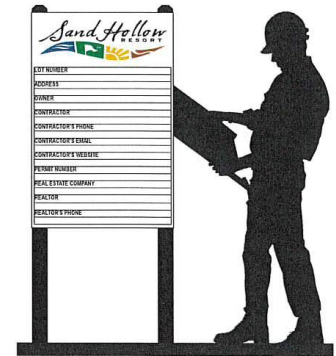
Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_



## Exhibit #8 - 48"x32" Builder Sign

	
<b>LOT NUMBER</b>	
<b>ADDRESS</b>	
<b>OWNER</b>	
<b>CONTRACTOR</b>	
<b>CONTRACTOR'S PHONE</b>	
<b>CONTRACTOR'S EMAIL</b>	
<b>CONTRACTOR'S WEBSITE</b>	
<b>PERMIT NUMBER</b>	
<b>REAL ESTATE COMPANY</b>	
<b>REALTOR</b>	
<b>REALTOR'S PHONE</b>	



Plan Tube Option?

Install Option?



181 E. Riverside Dr.  
 St. George, UT. 84790  
 435-628-5107  
[www.rainbowsign.net](http://www.rainbowsign.net)

Business Name \_\_\_\_\_  
 Contact \_\_\_\_\_  
 Phone # \_\_\_\_\_  
 email (for design proofing) \_\_\_\_\_

Fill in the blanks and submit form via...  
 FAX 435-628-0499 or email [chuck@rainbowsign.net](mailto:chuck@rainbowsign.net)

Owner Initials: \_\_\_\_\_

Contractor Initials: \_\_\_\_\_