**Eagle Feather Homeowners Association (HOA)**
**Architectural Control Committee Construction Permit**
**Request and Agreement**

**Please return electronic versions of completed agreement and supporting documents to:** Melissa Scheaffer, President Eagle Feather HOA, E-mail: richmel_4@hotmail.com Phone: 435-770-1776

**Property Lot #: _____ Property Address: _____**

**Owner: _____**

**Mailing Address: _____**

**City: _____ State: _____ Zip: _____**

**Phone: _____E-mail: _____**

**General Contractor: _____**

**Mailing Address: _____**

**City: _____ State: _____ Zip: _____**

**Phone: _____ Cell: _____ License #: _____**

**Liability insurance carrier/policy number: _____**

## Construction Information

**(1) Please place an "X" by applicable construction:**

_____ New private, single-family residence

_____ Garage, shed, deck, or addition to existing residence (please circle)

_____ Exterior change to existing structure: Siding, new roof (please circle)

_____ Other (specify): _____

**(2) Main sq. ft. (must be ≥1,200 sq. ft.): _____**

**(3) Total sq. ft. (must be ≥2,000 sq. ft): _____**

**(4) Enclosed garage sq. ft. (must be ≥240 sq. ft.): _____**

**(5) Maximum height from average original grade (≤ 35 ft.): _____**

**(6) Roof Pitch (minimum of 4/12): _____**

**(7) Roof material and color: _____**

**(8) Siding material and color (must be earth-tone colors in harmony with existing homes): _____**

**(9) Propane tanks must be installed underground (indicate on site plan the location of buried propane tank).**

**Documentation That Must Be Submitted With Completed Request**

**(1) ____ A site plan (to scale) that includes residence, garage, driveway, underground propane tank, and other structures showing setbacks (at least 30 ft. front and back, 20 ft. on sides).**

**(2) ____ A legal survey must be made prior to any new construction on said lot and a receipt showing this should be included with this request.**

**(3) ____ Two complete sets of building plans (or a pdf) to scale with elevations shown from all sides including roof pitches and snow load-bearing capacity.**

**(4) ____ A Construction Impact Fee of $3,000 (check made out to Eagle Feather HOA and sent to HOA Treasurer, P.O. Box 312, Garden City, UT 84028) must be received prior to issuance of an HOA Construction Permit. The non-refundable portion of the Construction Impact Fee is $1,000. All or some of the remaining $2,000 may be refunded if all items specified in this HOA Construction Permit and the Garden City Building Permit are completed as required. This includes burial of underground propane tanks, keeping construction site and adjacent lots clean from trash, not placing construction trash in HOA garbage dumpsters, providing a portable toilet on site, revegetation of areas disturbed during construction, conducting building activities so that no road or utility repairs are required from construction or installation of water, power, driveway approach, or culverts.**

**Important Construction Requirements**

**(1) All construction waste or materials are <u>not</u> to be placed in HOA dumpsters provided for household waste.** All projects must have a contractors' dumpster provided for disposing trash.

**(2)** Any utility required to cross an HOA road must be placed under the pavement. **It is agreed that repairs to any damaged road or utility or subsequent damage to a road or utility caused by the owner/contractor will be paid by the owner/contractor.**

**(3)** Existing natural vegetation should be preserved as much as possible during construction. Eagle Feather CCRs specifically state that "a maximum of 40% of the property may be disturbed from its natural habitat". Disturbance greater than this opens up the area to colonization by noxious weeds and soil erosion, impacting other lots in the subdivision. As indicated in the CCRs, any area of disturbed ground must be revegetated (preferably hydroseeded) with seed mixtures recommended by the Utah Fish and Game. Revegetation helps maintain visual harmony and preserves wildlife habitat within Eagle Feather. **The refundable portion of the Impact Fee will be withheld until revegetation of the lot has been successfully completed.**

**(4)** Boundary fences are strongly discouraged to allow free movement of wildlife**. All fences must be approved by the HOA Board.**

**(5)** On a case-by-case basis, HOA Board approval may be given for placement of a trailer, camper, or small shed for temporary use for occupancy or storage of materials during construction. **<u>During construction a portable outside chemical toilet must be provided (or a toilet provided in the approved trailer or camper).</u>**

**(6)** No water well shall be drilled on any lot. New home construction must have a shut-off valve installed between the water meter and the home. A pressure regulator valve must be installed inside as per code. **<u>Tampering with the meter box or anything therein carries a $500 fine.</u>**

**(7)** All construction (including structural additions, garages, and all color changes to buildings, roofs, etc.) must be approved by the Architectural Control Committee. New construction requires a Garden City building permit. All construction in Eagle Feather must be done in accordance with Utah State Building Code and Garden City Building Code.

**(8)** New homes must be substantially completed within 18 months from the start date.

**(9)** All construction must be in accordance with the original plans. The Architectural Control Committee must approve any changes in writing. **<u>Any deviation without approval will have at least a $500 fine levied and could result in loss of the entire deposit and/or possible legal action. The owner/contractor will be advised in writing and given 30 days to make arrangements with the HOA Board to comply.</u>**

**Contact Information**

*Website for Garden City building permit forms-- https://gardencityut.us/forms

*Garden City Building Inspector-- 435-946-2901

*Septic Tank Permit (Bear River Health)--

https://brhd.org/forms/septic-permit-application/#close

**Certification and Agreement of Owner/Contractor**

**As owner/contractor of this property, I have read and have a copy of the Declaration of Covenants, Conditions and Restrictions or the Declaration of Restrictions. I hereby agree to the terms and conditions of this agreement and will comply with all rules, regulations, codes, covenants, restrictions, conditions, policies, and procedures of Eagle Feather HOA.**

**Owner: _____ Date: _____**

**Contractor: _____ Date: _____**

**---------- Below This Line for HOA Use Only ----------**

**Acceptance/Denial of Agreement with Eagle Feather HOA for a construction permit for:**
**Lot#: _____ Address: _____**
**Owner: _____ has been**
**____ Approved ____ Denied**

**Reasons for Denial:**

**_____ (Talia Crespin) _____ (Date) Member, HOA Architectural Control Committee**

**_____ (Greg Law) _____ (Date) Member, HOA Architectural Control Committee**

**_____ (Maria Thorpe) _____ (Date) Member, HOA Architectural Control Committee**

**_____ (Melissa Scheaffer) _____ (Date) President, Eagle Feather**