



Sunridge

ARC addendum to plan approval

- ☐ Plan, plan and plan your indoor and outdoor lighting so there are no problems meeting the Dark Sky Lighting requirements. No glare of any light source is allowed beyond your property boundaries. Exterior & interior lighting must be approved by the ARC after fixtures are installed and at night. Approved by: _____ Date: _____
- ☐ All recessed lighting in sloped ceilings must use fixtures that are designed for sloped ceilings (Halo H47ICAT or equivalent).
- ☐ All vents, chimneys, flashing etc. must be painted (flat) the color of the roof.
- ☐ All boxes, enclosure, vents etc. must be painted the body color of the house
- ☐ All plumbing vents must be located on the back roof and are not visible from the street. Consult with the ARC after roof is sheathed for approved placement of all roof perforations(vents, chimney's etc.). Approved by: _____ Date: _____
- ☐ All propane tanks must be painted the body color of the house or concealed.
- ☐ All roof ventilation must be concealed within ridge/hip vents.
- ☐ The ARC approved plans (all copies) must be submitted for the building permit and must be kept on site for use by the builder, building inspector and by ARC members. When the building permit is approved submit a copy of the permit to Roy. Date received: _____
- ☐ All cutoff drains and foundation drains must be inspected and approved by Shade Tree Inc. before covering. No filter fabric allowed on a drain pipe/fixture. Approved by: _____ Date: _____
- ☐ No more than 18inches (measured vertical) of foundation wall may be exposed.
- ☐ All protected trees must have fencing installed and inspected/approved by Shade Tree Inc. before any construction/excavation is started. Contact Shade Tree Inc before fencing so they can determine where to place fence.
- ☐ Electric meter box must be recessed/flush, <1 inch protruding from siding and not exceeding 15 inches wide and 34 inches high. Height of center of meter to be 5 feet above grade.
- ☐ Review the CC&R's and design guidelines so you don't have to make changes later in the building process. If you desire to make any changes on the exterior or lot grades after ARC approval you must get ARC approval before proceeding.
- ☐ The exterior of the house, stonewalls, driveways, sidewalks, grade changes etc. must be completed one year from building permit issuance.
- ☐ Basalt walls must be all native from the site or all quarry, no mixing.
- ☐ Decks: Be sure deck plans are checked by an engineer as no X bracing is allowed.
- ☐ All notes, drawings and attachments by ARC take priority over all other drawing, notes etc.

Roofing color _____ Window color _____ Siding _____ Trim _____
Overhang _____ Fascia _____ Deck post size: Front _____ Rear/sides _____
Heat pump decibel/bel rating _____ Distance from lot line _____ Satellite dish location _____
Solar
panels: Water _____ Electric _____ Fireplace _____ Chimney _____ Vent _____

By _____ Date _____ Lot# _____