

GRAND CANYON ASSEMBLAGE HOMEOWNERS' ASSOCIATION

DRC SUBMITTAL CHECKLIST

Below is a listing of items that are required to accompany the Grand Canyon Assemblage application prior to review by the Design Review Committee (DRC). PLEASE READ CHECKLIST CAREFULLY. INCOMPLETE SUBMITTALS WILL CAUSE DELAY IN APPROVAL PROCESS

ITEMS 1– 5 BELOW ARE REQUIRED (If mailed, please submit the Original copy):

1. **Exhibit A** (Application) completed, signed and initialed.
2. **Plans Showing the Work to Be Done** – Detailed drawings showing the height, length, width, color, setbacks (plants, trees and any structures), and what the improvement will look like when completed.
3. **Landscape Plans** – These plans show a diagram of your house and where the landscaping improvements will be. Indication of plant and tree types and location are required. If heavy equipment is used in the installation of landscaping, a **\$1,000 refundable deposit** is required payable to the **Grand Canyon Assemblage HOA**. “Before” and “After” photos of the common areas are also required (see “Pool Plans” specifications below).
4. **Material Samples** – Example: Type of rock to be used, color chip of paint, pictures of gazebo, pool, patio cover and spa should accompany the plans for the same. *A detailed drawing or picture must be submitted.*
5. **Pool Plans** – The requirements for a pool submittal are as follows. Please refer to Design Guidelines for additional information.
 - A. The Association requires a **\$1,000.00 refundable deposit**. A check or money order made payable to **Grand Canyon Assemblage HOA** must be included with your application.
 - B. **Before photos** of the Common Areas, including streets (from center of the street to the curb), curbs, gutters, sidewalks, party walls, common area landscaping (if applicable), utility collars and boxes, etc. need to be included for deposit to be refunded. Photos must be emailed, not faxed.
 - C. **After photos** of the same Common Areas as the “before” photos must be submitted after the pool is completed and at the time the deposit refund is requested.
 - D. **Engineers Report** – These plans must state where the pool pump equipment will be located and the neighbor that is directly next to the pool equipment **MUST** sign off by the pool equipment.
 - E. Building Permit.

Mail or Email Application and Plans to:
Grand Canyon Assemblage Homeowners' Association
c/o Epic Association Management
8712 Spanish Ridge Ave. Las Vegas, NV 89148
P: 702-767-9993
Email: general@epicamlv.com

GRAND CANYON ASSEMBLAGE HOMEOWNERS' ASSOCIATION
EXHIBIT A

Homeowner Name: _____ Date: _____

Property Address: _____

Mailing Address (if different): _____

Day Phone: _____ Evening Phone: _____

Cellular: _____ Email Address: _____

Proposed Start Date: _____ Completion Date: _____

PROJECTS BEING SUBMITTED: (Please check all appropriate spaces)

___ Landscaping: ___ Front ___ Back ___ Side (Check appropriate spaces)

Will heavy equipment be used for the landscaping improvements? Yes No

___ Pool & Equipment

___ Patio

___ Spa & Equipment

___ Patio Cover

___ Solar Panels

___ Sports Apparatus & Play Equipment

___ Fencing /Walls/Retaining Walls

___ Gazebo

___ Awnings

___ Painting

___ Gutters

___ Drains (if altering existing grade)

___ Lawn

___ Satellite dishes (refer to Design Guidelines)

___ Synthetic turf (weight: ___ lbs.)

___ Other: _____

PLEASE FILL IN DETAILS IF NOT SHOWN ON PLANS:

1. Are all existing (previously installed) improvements shown on plans? Yes No

2. Landscape additions require: Names of plants, locations of plant material, color and sample of rock material (if appropriate). *Use additional pages if necessary.*

3. Types of building materials used: _____

4. Color Scheme of improvement: _____

GRAND CANYON ASSEMBLAGE HOMEOWNERS' ASSOCIATION

EXHIBIT A (*Continued*)

SUBMITTAL CHECKLIST:

- A. County and/or City building permits attached? Yes No
- B. Original submittal and plans included? Yes No
- C. Paint Scheme, color codes and samples? Yes No
- D. Hardscape Materials, samples, colors? Yes No
- E. Copy of signed Disclaimer? Yes No

Please initial each paragraph below:

_____ Owners remain permanently responsible for the maintenance and upkeep of additions and modifications to their property. Certain items may be required to be recorded with their deed.

_____ Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer. The review is intended to consider applicable aesthetic aspects of improvement.

_____ Owner may also need to acquire approval from the County/City for permission to encroach within County/City easement.

_____ Owner may need to provide a bond/deposit when heavy equipment is used on Association common areas (including streets).

_____ Owner must restore all areas that are damaged or demolished for access during construction of this improvement. Additionally, permission is required for all such demolition prior to the event.

_____ Owner acknowledges the following:

- DRC approval is required prior to beginning work.
- Proper permits must be obtained prior to any work commencing.
- Owner must maintain an adequate "no plant zone" from block walls and property lines and may not encroach on adjacent lots.
- All concrete must be of earth tone or natural color. No vivid colors permitted (refer to community color scheme).
- Must not use decorative rock that contains high concentrations of mineral salts due to the corrosive nature of such salts.
- Must maintain proper drainage of lot as installed by the developer and may not obstruct or impair proper drainage, to include not allowing water to come into contact with the house foundation/slab or flow into neighboring lots.
- Must not raise grade against walls or house for any reason.
- Wrought iron, slump stone and wood fencing may not be modified without prior written approval.

GRAND CANYON ASSEMBLAGE HOMEOWNERS' ASSOCIATION
EXHIBIT A (Continued)

This approval is limited to a determination as to quality of materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevations of the structure to be built on your property. You must comply with all provisions of the CC&Rs recorded against your property especially as to any height restrictions or restriction as to number of stories. Your improvement must comply with all city and county building ordinances. The improvement may require a building permit that you would be responsible to obtain. It is not the duty or responsibility of the DRC to check compliance with any of the covenants, conditions and restrictions, building ordinances, or proper building practices and designs. The responsibility is solely that of the owner and is subject to the approval and enforcement rights set forth in the CC&R's. In approving your submission, the association neither assumes responsibility or liability for your compliance, nor waives its rights to hereafter enforce your compliance.

With regards to this application, by signing below you acknowledge that:

- I. The drainage on your property at this date is designed, installed and functioning properly.**
- II. The HOA strongly recommends a minimum of a three-foot (3') plant setback and five-foot (5') tree set back from any block wall in rear yards. Homeowner shall be solely responsible for any damage to or weakening of any block wall resulting from homeowner's failure to comply with the foregoing recommendations. Homeowner should consult with appropriate landscaping, engineering, or other professionals, as well as the soils report, to ensure that damage does not result from planting vegetation within any setback.**
- III. You indemnify the Association, Developer and all third parties from any damage resulting from your proposed improvement.**
- IV. Your proposed improvement may impair remaining developer warranties, if any.**
- V. You have reviewed the entire set of Design Guidelines and Covenants, Conditions and Restrictions (CC&Rs) to be in full compliance.**

Acknowledged and agreed:

Homeowner signature

Date

Homeowner signature

Date

This form must be signed and returned to the DRC for your application to be reviewed.

GRAND CANYON ASSEMBLAGE HOMEOWNERS' ASSOCIATION

DESIGN REVIEW COMMITTEE

ACTION TAKEN - FOR OFFICE USE ONLY

NAME OF APPLICANT: _____

ADDRESS: _____

PROJECT: _____

_____ APPROVED _____ DENIED _____ CONDITIONALLY APPROVED

Submittal Checklist

Meets all Setback Requirements: __YES __NO __N/A

Conforms w/existing improvements: __YES __NO __N/A

Conforms to Design Guidelines: __YES __NO __N/A

Meets all documentation & plans specifications: __YES __NO __N/A

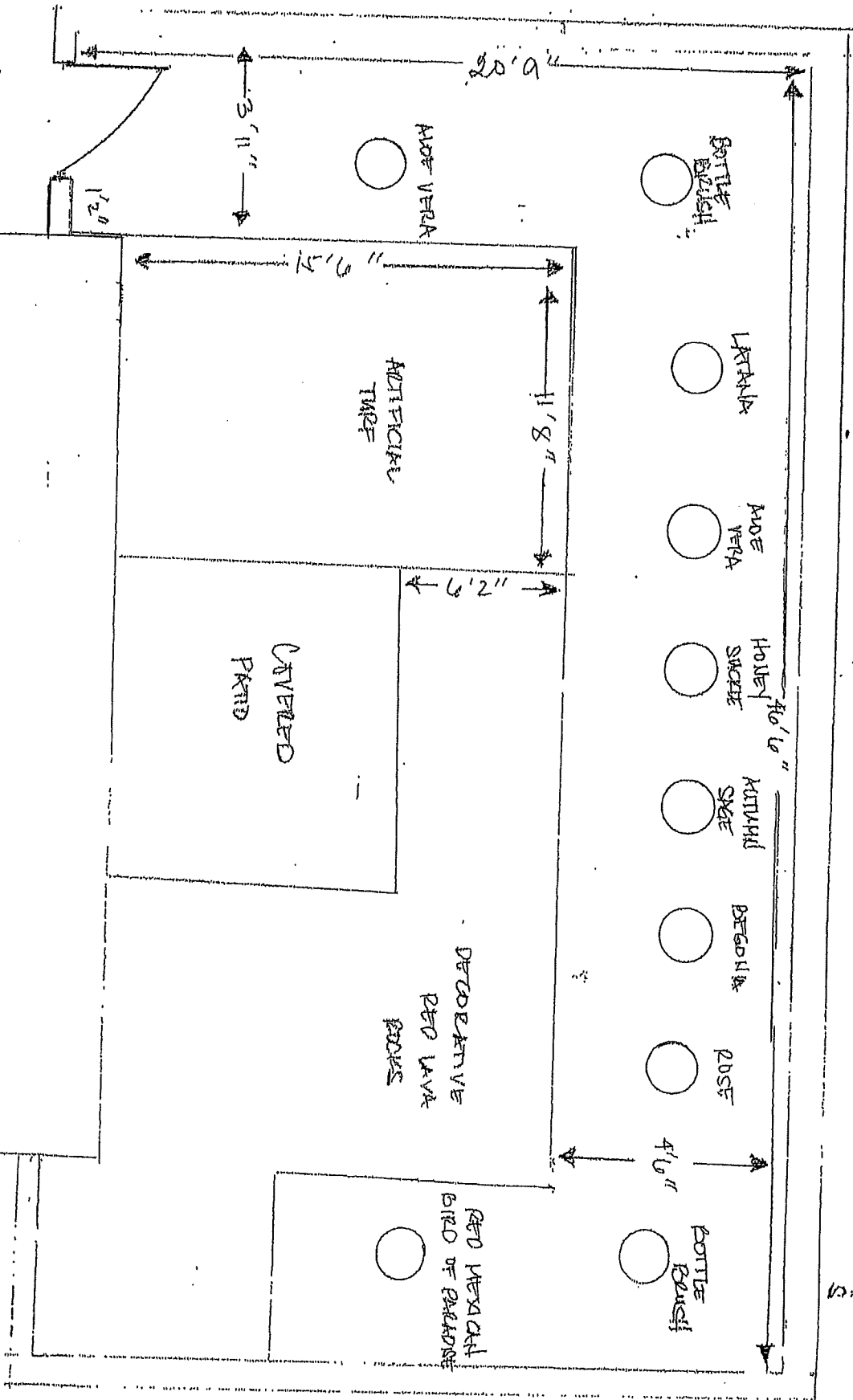
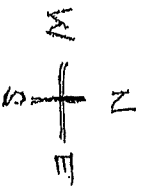
(INCLUDES ALL REQUIRED BUILDING PERMITS, ENGINEERING SPECIFICATIONS, AND OR POOL EQUIPMENT SIGN-OFF SHEET)

COMMENTS: _____

COMMITTEE MEMBER(S) SIGNATURE:

DATE:

PEAR YARD LANDSCAPING



Drawings / Diagram Samples