

# ARCHITECTURAL REVIEW REQUEST APPLICATION

## AVENTURA HOMEOWNERS ASSOCIATION

c/o Epic Association Management  
8712 Spanish Ridge Ave., Las Vegas, NV 89148  
Phone/Text: 702.767.9993 \* Email: [general@epicamlv.com](mailto:general@epicamlv.com)

### ARCHITECTURAL SUBMITTAL CHECKLIST:

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

Improvement(s) for Review: \_\_\_\_\_

\_\_\_\_\_

Please complete and submit this application in its entirety. Emailing the application is preferred. Please email the application to the email provided above. If you are mailing the application, we request you mail the original copy and keep a copy for your records. Please contact our office to confirm receipt of your application once submitted.

**ALL APPLICABLE ITEMS ON THE CHECKLIST BELOW ARE REQUIRED TO BE SUBMITTED WITH YOUR APPLICATION. IF AN ITEM IS NOT APPLICABLE TO YOUR IMPROVEMENTS PLEASE MARK IT AS "N/A"**

\_\_\_\_\_ **COLOR PHOTOS MUST BE INCLUDED FOR ALL APPLICABLE IMPROVEMENTS - (Plants/trees/artificial turf, rock samples, paver samples, paint colors, gazebos, sheds, etc.)**

\_\_\_\_\_ All plant life/trees/artificial turf, etc. should be clearly indicated as far as size, type, location on the property, etc. and include set back measurements on the site plans/diagrams as applicable.

\_\_\_\_\_ All decorative rocks, stones, etc. should be clearly indicated as far as size and type along with the color photos.

\_\_\_\_\_ Site Plans/Diagrams/Specifications of Improvements: please submit legible drawings/diagrams/site plans, etc. as they pertain to your improvements. These diagrams are not required to be professionally done. The Architectural Review Committee/Board of Directors just needs to clearly see and understand the proposed improvements. Please be sure to clarify the following items with your diagrams:

- A) Improvement(s) location with measurements/distances in relation to existing structures (residence, property walls, driveway, etc.) as applicable. See attached sample ARC diagram.
- B) Front, rear, and side yard setback measurements as applicable
- C) Measurements of the actual improvement(s) itself. For example, if you are proposing to install a patio cover, we would need to know the specific measurements/size of the patio cover.
- D) Materials list: all building materials required for the improvement(s) should be listed/included with the application. Color samples of applicable materials is recommended.
- E) Drainage pattern(s) for landscaping improvements
- F) Solar panel installation requests should include diagrams showing where the panels will be installed on the roof.

Return Completed Application to: Epic Assoc. Mgmt., 8712 Spanish Ridge Ave., Las Vegas, NV 89148; [general@epicamlv.com](mailto:general@epicamlv.com)

**ARCHITECTURAL SUBMITTAL CHECKLIST CONTINUED:**

- \_\_\_\_\_ Copy of building/city permit(s) (if applicable). Building/city permits can be submitted after approval from the association if your permit will not be issued until you obtain approval from your association.
- \_\_\_\_\_ Utility connection locations (if applicable)
- \_\_\_\_\_ Building floor plans and roof plans with all dimensions, setbacks, etc. (if applicable)
- \_\_\_\_\_ Manufacturers specifications for improvements (if applicable)
- \_\_\_\_\_ Photograph(s) of similar improvements for reference.
- \_\_\_\_\_ Copy of Business License/Certificate of Insurance if you are using a licensed contractor.

Additional Comments or Details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**ARCHITECTURAL CHANGE REQUEST APPLICATION**

Date: \_\_\_\_\_  
Owner(s) Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Mailing Address (if different from above): \_\_\_\_\_  
Telephone #: \_\_\_\_\_  
Email Address: \_\_\_\_\_

I hereby request approval for the installation of the following improvement(s) to my unit (describe the proposed improvements and provide the required items from the checklist above):

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

**As the homeowner, I understand that I am responsible for any damage(s) done to the common elements during and/or after construction of such improvements.**

Work to be constructed by: \_\_\_\_\_  
Proposed Date of Construction: \_\_\_\_\_  
Proposed Date of Completion: \_\_\_\_\_  
Additional Comments or Details: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Failure to follow these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the Architectural Review Committee/Board of Directors. An incomplete application **WILL NOT** be submitted to/reviewed by the Architectural Review Committee/Board of Directors.

**Please be aware that the Architectural Review Committee/Board of Directors may take up to 45 DAYS to approve/deny your application. Please plan for this timeframe accordingly.**

Applicant Signature(s): \_\_\_\_\_

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## APPLICATION APPROVAL SUBJECT TO THE FOLLOWING CONDITIONS

Your Contractor must maintain the appropriate NV State Contractors Board Licenses to perform the work specified in your ARC application. It is a condition precedent of this approval that all specified work related to the project will be performed by (name of Contractor) and no other contractor or sub-contractor will perform any of the specified work related to the project unless the ARC is advised in writing and the ARC approves.

Receipt of a refundable deposit may be deemed necessary prior to commencement of the project payable to the Aventura Homeowners Association. The deposit is for the purpose of guaranteeing that any damage to common property, such as the roads, walls, or fences occurring during the improvement will be repaired including potential damage to any vehicles as the result of construction debris left on the streets.

*\$500.00 refundable deposit = dumpster only*

*\$1000.00 refundable deposit = heavy equipment but not limited to; tractors, bobcats, forklifts, excavators*

*\$1000.00 refundable deposit = may be required for significant improvement projects, exterior or interior*

*\$2,500.00 refundable deposit = construction deposit may be required at discretion of Board of Directors*

Any damage by your Contractor becomes your responsibility and, if such damage occurs, your liability is not limited by the amount of the deposit. The deposit will be returned to you upon completion of the project after an inspection determines that damage, if any, has been repaired [Reference: CC&Rs Art. X sec.10.3].

- Contractors are not allowed on the property prior to 8:00am, Monday-Friday, and must leave the community by 6:00pm. On Saturday, work is only permitted from 8:00am-4:00pm. No work is permitted on Sundays or major holidays (only exception in the event of an emergency).
  - Contractors must be properly licensed and bonded and must have proof of insurance.
    - Contractors are required to clean up and wash down the asphalt every day.
  - Contractors must lay tarp down before laying rock, dirt, sand, stone, etc. in the street.
    - Contractors/Vendors are to park on only one side of the street.
  - Contractors, when using any equipment, must put plywood down to protect the street.

## HOMEOWNER/CONTRACTOR AGREEMENT

We, the Homeowner & Contractor, assume responsibility for any damage to common area properties, vehicles, or injury caused by the licensed contractor, sub-contractor, or anyone else while performing work necessary to complete the above referenced improvements. Any violation of the above requirements will result in immediate stoppage of all work and no further access to the community will be granted to the vendor(s) until the violations have been addressed. The Association will not be held responsible for additional costs for any delay in work. The homeowner assumes responsibility for all future maintenance of this home improvement.

*Homeowner*

*Contractor*

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

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

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

Cell/Ph # \_\_\_\_\_

Cell/Ph # \_\_\_\_\_

## AVENTURA ARC CLOSING STATEMENT

*Thank you for your application and the ARC Committee is available to answer any questions you may have. Please feel free to call us at any time and we will also be in touch with you periodically during the construction phase as well as when the project is completed. Please make your home improvement application submission as complete as you can.*

*Respectfully,  
Homeowners Association  
Aventura ARC Committee*