

Emerald Crest

ARCHITECTURAL CHECKLIST

The Homeowner is responsible for referencing the CC&Rs and Architectural Guidelines prior to submitting project proposals to the Architectural Review Committee (ARC). Following the guidance provided in the governing documents and this checklist, will ensure submittals have the highest degree of completeness, leading to a minimal delay in the review process and success in receiving a quick approval. Any items missing from this checklist and/or projects that are not aligned with the CC&Rs or Architectural Guidelines, will be deemed incomplete.

1. Application

- A. Complete Homeowner information (address, telephone number, and email)
- B. Homeowner Signature
- C. Approximate Start and Completion Dates. Start date must allow for the 45 day processing time.
- D. Projects being requested
- E. Cash Deposit (as applicable)
- F. Photos showing the full extent of Common Elements (sidewalk, street, etc) in front of Dwelling (as applicable)
- G. PDF is the preferred file type for submittals

2. Detailed Plans

- A. Detailed drawings showing the length, height, width, color, setback, drainage, and design of the improvement
- B. Measurements of improvement(s), in relation to Dwelling, walls and neighboring residences

3. Landscape Plans (in addition to Item 2 above)

- A. Diagram of the Dwelling and location of landscape improvements.
- B. Indication of plant and tree species and location are required.
- C. Indication of drainage pattern and setbacks is required.
- D. Waterproofing method used for all landscaping with changes in elevation (planters/retainers)

4. Material Samples

- A. Color sample photos of all non-living items/materials
- B. Examples: rock, paint swatch, brochure photos or rendering depicting gazebo, pergola, pool, spa, etc.

Failure to following these requirements and procedures may cause your request to be delayed pending submission of additional information and documentation to the Architectural Review Committee. An incomplete application may affect the time limits for approval.

Send completed application to:

Emerald Crest Homeowners Association 5135 Camino
Al Norte, Suite 100, N Las Vegas NV 89031
Phone (702) 362-0318 | Fax (702) 331-4188
admin@performance-CAM.com

Emerald Crest

ARCHITECTURAL APPLICATION

OWNER: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS (if different): _____

PHONE: _____ EMAIL: _____

PROPOSED START DATE: _____ PROPOSED COMPLETE DATE: _____

CONTRACTOR: _____ LICENSE#: _____

THIS APPLICATION IS FOR REVIEW AND APPROVAL OF THE FOLLOWING DESCRIBED IMPROVEMENTS. ANYTHING NOT LISTED HERE AND NOT CLEARLY SHOWN ON THE PLANS WILL NOT BE A PART OF THIS REVIEW. APPROVAL IS FOR ASSOCIATION PURPOSES ONLY AND DOES NOT CONSTITUTE APPROVAL AS TO COMPLIANCE WITH APPLICABLE STATE, COUNTY, OR CITY LAW, BUILDING AND SAFETY REQUIREMENTS OR ZONING ORDINANCES.

NATURE OF PROJECT: (CHECK ALL THAT APPLY)

Landscape (New install, changes, additions)

Patio Cover, Gazebo, Pergola, Awning, etc

Gate / Wall Modification / Fencing

Solar Panels

Addition to existing Dwelling

Other _____

Pool / Spa Equipment

Paint Exterior (Paint Samples Required)

Driveway Extension / RV Driveway

Security Cameras

Sports Apparatus / Play Equipment

A COMPLETE COPY OF FINAL PLANS MUST BE ATTACHED, SHOWING:

- ◆ Site Plan and/or Floor Plan
- ◆ Landscape & Irrigation Plan
- ◆ Defined Set-Back Measurements
- ◆ Such Other Items Necessary to Reflect the Character and Dimension of the Improvements
- ◆ Exterior Elevations
- ◆ Exterior Materials Specifications and Finishes/
- ◆ Colors Roof Design (Solar Plans)

****BY ENTERING YOUR NAME BELOW, YOU ELECTRONICALLY SIGN THIS APPLICATION, CONFIRMING THAT YOU FULLY READ, UNDERSTAND, AND WILL COMPLY WITH ALL CC&Rs, ARC GUIDELINES, AND ALL OTHER REGULATIONS PERTAINING TO YOUR PROJECT. SIGNATURE OR ELECTRONIC ACKNOWLEDGMENT CONFIRMS THAT IF ANY WORK HAS COMMENCED PRIOR TO RECEIVING WRITTEN APPROVAL FROM THE ARC, YOU WILL BE LIABLE FOR ALL COSTS NECESSARY TO BRING THE WORK UP TO THE CURRENT STANDARDS. THE HOMEOWNER UNDERSTANDS THE ARC MAY NEED TO ENTER THE PROPERTY TO INSPECT WORK IN PROGRESS AS WELL AS COMPLETED WORK.**

I have read and understand that my contractor and I must comply with the most current version of the Architectural Guidelines and must construct all improvements in accordance with those Guidelines and other governing documents of the Association. I understand that the ARC will communicate with me regarding this Application via the email address I provide.

Owner Acknowledgment: _____ Date: _____

FOR OFFICE USE ONLY	
ACCT#: _____	TYPE: _____
DATE RCVD: _____	DATE REVIEWED: _____
ARC DECISION: [] APPROVED	[] APPROVED WITH CONDITIONS [] DISAPPROVED
ARC SIGNATURE: _____	DATE: _____
COMMENTS: _____	

DRAWING OF PROPOSED PLANS

