

AIRPARK ESTATES HOMEOWNERS ASSOCIATION

ARCHITECTURAL COMMITTEE RULES

In checklist format

Revision 5

Adopted by the Board: April 15, 2024

Signed __




Jon Linke, President

Airpark Estates Homeowners Association

**AIRPARK ESTATES HOMEOWNERS ASSOCIATION
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Revision 5

Record of Revisions			
Revision	Affected pages	Description of Change	Approval Date
2	all	First Record Release	1/13/2020
3	all	Added standard cover and revision pages; Revised Title per CC&R 10.03; Added CC&R 5.07 and incorporated complete text of CC&R 7.08, 10.03 and 10.09 for clarity; Revised NEW CONSTRUCTION, step 5; Corrected taxiway easement, REMODEL, 9a; Revised Note 1, added Notes 4 & 5; Corrected mailing address of Airpark Estates.	5/5/2020 /s/ J. Linke
4	all	pg 3 Added "Name" and "Airpark"; pg 6 Added step 17; pg 10 added "Return" address, "Email", "Phone" and "Note: This is only residential ..." pg 12: Added "Flow Chart" table	9/19/2020 /s/ J. Linke
5	all	Revised Applicant address block page 3. Revised NEW CONSTRUCTION item 6 and REMODEL item 8 to remove reference to Color Chart; Added "attach color chips". Revised NEW CONSTRUCTION item 15. Deleted SAMPLE COLOR CHART Deleted NEW CONSTRUCTION CHECKLIST item 1 and REMODEL CHECKLIST item 2 to remove Management company notification. Added item 13 for REMODEL CHECKLIST. Revised page 13 FLOW CHART to correct reference pages.	4/8/2024 

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APPLICATION SUBMITTED BY:

NAME: _____

AIRPARK ADDRESS: _____

ADDRESS FOR NOTIFICATION: Street _____

City / State / Zip _____

Email: _____ **Phone:** _____

Date: _____

APPLICABLE CC&R's:

5.07 "Improvements and Alterations. There shall be no construction other than repairs pursuant to Section 5.06 above, excavation, alteration which in any way alters the exterior appearance of any Improvement, or removal of any Improvement without the prior approval of the Architectural Committee."

7.08 A. "Subject to the provisions of this section 7.08, (i) all owners of Airpark lots shall construct a Hangar contemporaneously with the construction of the dwelling on such Airpark Lot, and which shall conform to the architecture of the single family dwelling on such Airpark Lot and be an integral part and portion thereof, and (ii) an aircraft shall not be parked or tied down on an Airpark Lot except within the confines of an approved Hangar."

10.03 "Review of Proposed Construction. Whenever in this Declaration or in any Supplemental Declaration the approval of the Architectural Committee is required, it shall have the right to consider all of the Plans and Specifications for the Improvement or proposal in question and all other facts which in its sole discretion are relevant. Except as provided in Sections 5.15 and 5.16 above, prior to commencement of any construction of any Improvement in the Project, the Plans and Specifications therefore shall be submitted to the Architectural Committee, and construction thereof may not commence unless and until the Committee has approved such Plans and Specifications in writing. The Committee shall consider and act upon any and all Plans and Specifications submitted for its approval pursuant to this Declaration, and perform such other duties assigned to it by this Declaration, or as from time to time shall be assigned

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to it by the Board, including the inspection of construction in progress to assure its conformance with Plans and Specifications approved by the Committee. The Committee shall approve Plans and Specifications submitted for its approval only if it deems that the construction, alterations, or additions contemplated thereby in the locations indicated will not be detrimental to the surrounding area or the Project as a whole, and that the appearance of any structure affected thereby will be in harmony with the surrounding structures. The Committee may condition its approval of Plans and Specifications on such changes therein as it deems appropriate, and may require submission of additional Plans and Specifications or other information prior to approving or disapproving the material submitted. The Committee may also issue rules or guidelines regarding anything relevant to its functions, including but not limited to minimum standards and procedures for the submission of Plans and Specifications for approval. Such rules shall be known as the Architectural Committee Rules. The Committee may require a reasonable fee to accompany each application for approval. The Committee may require such detail in Plans and Specifications submitted for its review and such other information as it deems proper, including without limitation, environmental impact statements. Until receipt by the Committee of all required Plans and Specifications and other information, the Committee may postpone review of anything submitted for approval.”

10.09. Nonliability of Committee Members. “Neither the Committee nor any Member thereof nor the Board nor any Member thereof shall be liable to the Association or to any Owner or to any other Person for any loss, damage or injury arising out of or in any way connected with the performance of the Committee’s or the Board’s respective duties under this Declaration unless due to the willful misconduct or bad faith of the Committee or its Members or the Board or its Members, as the case may be. Except insofar as its duties may be extended with respect to a particular area by a Supplemental Declaration filed by Declarant or by Declarant and a Major Developer, as the case may be, the Committee shall review and approve or disapprove all Plans and Specifications submitted to it for any proposed Improvement, including the construction, alteration or addition thereof or thereto, solely on the basis of aesthetic considerations and the overall benefit or detriment which would result to the surrounding area and Dayton Valley Airpark Estates generally. The Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features, but shall not be responsible for reviewing, nor shall its approval of any Plans or Specifications be deemed approval thereof from the standpoint of structural safety, engineering soundness, or conformance with building or other codes.”

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NEW CONSTRUCTION CHECKLIST: (also applicable to replacement construction)

1. Deleted, Revision 5
2. Plot Plan/Drawing Package submitted to Committee for review:
_____ date
3. Verify that Home and Hangar will be built concurrently (CCR 7.08). Home may not be inside, or above, the Hangar
4. Verify Accessory Dwelling Unit (casita)
 - a. 1100 sq. ft. max
 - b. Locate 50' or more from Home
5. Verify the architectural design will complement the buildings within the neighborhood (CCR 10.09)
 - a. Record Material selected for Home and Hangar finish _____
 - b. NOTE: If steel construction is planned, outer shell of all structures must be clad in siding, board-and-batten or stucco. Material: _____
6. Verify Home and Hangar color selection
 - a. Body _____
 - b. Trim _____
 - c. Accent _____

Please attach color chips:

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- 7. Verify square footage of Home (2,000 sq. ft. min)
- 8. Verify 2-car garage (min)
- 9. Solar Panels (optional):
 - a. Number _____
 - b. Location _____
- 10. Verify roofing material is at least fire resistant
 - a. Material & Color _____
- 11. Verify Home, Accessory Dwelling Unit and Hangar finish material are consistent with each other and neighboring homes
- 12. Verify easements (See plat requirements)
 - a. Residential Taxiway (35' or 39.5' min)
 - b. Street (20' or 25' min)
 - c. Each Side (10' min)
 - 1 Consider location to allow owner access to hangar via street, rather than Fire Lane or Residential Taxiway
 - 2 Consider orienting to minimize prevailing wind and "prop wash" effects
- 13. Verify max height of roof peak/chimney/vents less than 35' above Original Ground Line _____
- 14. Describe any out-buildings, sheds or fences _____

- 15. Verify inclusion of Grading Plan, Foundation Elevations and Drainage Plan _____
- 16. Record any requirements for in-progress or supplemental inspections by the Architectural Committee

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17. Send COMPLETE application for NEW CONSTRUCTION (pages 3-7 and pages 11 & 12) and site plan drawings (foundation, set-backs, drainage), elevations, floor plans and review material (packages, mailing tubes, over-size envelopes via UPS, FedEx, USPS) to:

Architectural Committee
Airpark Estates Homeowners Association
207 Doolittle Court
Dayton, NV 89403

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REMODEL CHECKLIST:

Owner review of CCR's complete (pages 3 & 4):

5.07 _____(initial & date)

7.08 _____(initial & date)

10.03 _____(initial & date)

10.09 _____(initial & date)

1. Description of proposed change (May be engineering drawings, sketches, descriptive paragraph or a combination) (CCR 10.03):

2. Deleted, Revision 5.

3. Package submitted to Committee for review: _____date

4. Describe how architectural design CHANGES will complement the buildings within the neighborhood (CCR 10.09)_____

5. Immediate neighbors notified of changes_____

6. Solar Panels (if installed):

- a. Number _____

- b. Location _____

7. Verify roofing material of change/addition REMAINS at least fire resistant

- a. Material & Color _____

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8. Verify Home, Accessory Dwelling Unit and Hangar finish material and colors REMAIN consistent with existing color. (CCR 10.09). No approval required to repaint using existing colors.

For color change, please record manufacturer and color number here:

- a. Body _____
- b. Trim _____
- c. Accent _____

For color change only, please attach Color Chips:

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9. Verify easements REMAIN unchanged (See plat requirements)
 - a. Taxiway (35' or 39.5' min (see plat))
 - b. Street (20' or 25' min (see plat))
 - c. Each Side (10' min)
10. Verify height of roof peak/chimney/vents REMAIN less than 35' above Original Ground Line
11. Describe additional out-buildings, sheds or fences (CCR 10.09)

12. Record change to existing drainage _____

13. Send COMPLETE REMODEL application (pages 3&4, 8-12), drawings, sketches and review material to:

Architectural Committee
Airpark Estates Homeowners Association
399 Armstrong Court
Dayton, NV 89403

Note: This is only a residential mailbox (not a street address). It is limited to mail less than 12"W x 4.5"H x 15" D. See address on page 7 if larger packages are needed for the submittal.

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PACKAGE REVIEW BY:

_____ (approved) (see comments) _____

_____ (approved) (see comments) _____

_____ (approved) (see comments) _____

_____ (approved) (see comments) _____

_____ (approved) (see comments) _____

PACKAGE (APPROVED) (NOT APPROVED) _____ date

MANAGEMENT COMPANY NOTIFIED OF RESULTS _____ date

RESULTS RETURNED TO OWNER _____ date

Return Address _____

City / State / Zip _____

Email _____ Phone _____

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FLOW CHART
ARCHITECTURAL REVIEW

1. Enter receipt date in Log, page 5 or page 8. Is Package complete?

No>>>> Return to Owner, record date, "Incomplete Application" and method of return

Yes>>>> continue with review, pages 5-7 or pages 8-10
2. Route to Reviewer1

Record comments on Application, pages 11&12
3. Route to Reviewer2

Record comments on Application, pages 11&12
4. Route to Reviewer3

Record comments on Application, pages 11&12
5. Route to Reviewer4

Record comments on Application, pages 11&12
6. Route to Reviewer5

Record comments on Application, pages 11&12
7. Return to Reviewer1

Review and consolidate comments

Annotate "Approved" (if unanimous) or "Additional Clarification Required"

Notify Owner of "Approved" or "Additional Clarification Required" via telephone or email

If "Additional Clarification Required", record information on Application and expected closure date by Owner

Add date to "MANAGEMENT COMPANY NOTIFIED OF RESULTS" and "RESULTS RETURNED TO OWNER"

Scan appropriate pages of Application

File naming convention will be StreetAddress_OwnerLastName_Revision1

e.g. 307YeagerCt_Jones_Revision1

Email scanned application to Owner and Management Company for filing

Email to explain what the Architectural Committee needs for approval

Receipt date of "Additional Material" to be recorded on the Application

Return package to Reviewer 2, 3, 4 & 5 for review and concurrence

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Notify Owner of "Approved" or "Not Approved" via telephone or email

Add date to "MANAGEMENT COMPANY NOTIFIED OF RESULTS" and "RESULTS RETURNED TO OWNER"

Scan appropriate pages of application, revising file name as "Revision2"

Email scanned application to Owner and Management Company for filing

Email to explain reason for "Approval" or "Not Approved" by the Architectural Committee

Original documents to be filed:

New Home & Hangar: Airpark Estates' archive

Remodels: Return to Owner