

Rosemont Owners Association Architectural Design Review Application

Prior to the commencement of any construction, landscaping or alteration activity governed by the ARC on any residential lot or dwelling, the property Owner must submit an application package fully describing the requested project (CC&Rs Section 5.2) and obtain approval prior to beginning any improvements. **NOTE: Submitted applications MUST include evidence of project approval by Summerlin South (our Master Association).**

Application Process Flow

1. Complete application package.
2. Submit application package to Summerlin South
3. Upon Summerlin South approval, submit application package (including evidence of Summerlin South approval) to Rosemont Owners Association ARC.
Note: Applications submitted to Rosemont Owners Association ARC without evidence of Summerlin South approval, will be returned without review or approval.
4. Upon Rosemont Owners Association approval, you may begin the project.

EXHIBIT A	ARCHITECTURAL SUBMITTAL CHECKLIST
EXHIBIT B	ARCHITECTURAL DESIGN REVIEW APPLICATION
EXHIBIT C	IMPACTED NEIGHBOR STATEMENT FORM
EXHIBIT D	SAMPLE PLOT PLAN
EXHIBIT E	PATIO COVER DETAILS
EXHIBIT F	DUMPSTER / POD PLACEMENT REQUEST
EXHIBIT G	NOTICE OF COMPLETION & INSPECTION

Exhibit A
Architectural Submittal Checklist
Rosemont Owners' Association

Below is a listing of items that are required for a complete Architectural Review Committee application package for exterior improvements and additions to residential lots and dwellings:

- 1. Completed Application Form (Exhibit A)

- 2. Signed Impacted Neighbor Statements if required (Exhibit B)

- 3. Plans and Specifications Describing the Work to be Done (Exhibit C plot plan or professional rendering)

Detailed drawings and specifications must indicate the height, length, width, setbacks, materials to be used, color and finished appearance of the improvement when it is completed. Landscape plans require a diagram of the area to be improved, including all structures, walls, fences, and the landscape improvements proposed, including locations, types, and quantities of all plants and trees.

- 4. Copy of approved City of Clark County Building Permit (if required).

- 5. Patio Cover Details (Exhibit D) must be included for all patio cover projects.

- 6. Material Samples (type of rock to be used; color chip of paint; pictures of gazebo, pool, patio cover, or spa, should accompany the plans for the same).

- 7. Dumpster / POD request form if necessary (Exhibit E)

- 8. Notice of Completion Form (Exhibit F)

Email complete application packages to general@epicamlv.com or mail to:

Rosemont Owners' Association
8712 Spanish Ridge Ave
Las Vegas, NV 89148

Architectural Design Review Application Rosemont Owners Association

Homeowner: _____ Date: _____

Property Address: _____

Mailing Address: _____

Email Address: _____ Phone: _____

Start Date: _____ Completion Date: _____

BRIEF DESCRIPTION AND LOCATION OF PROJECT (supporting documents attached): _____

Is dumpster / POD required? Yes No If yes complete Dumpster / POD Placement Request form

Homeowner Signature _____

Application must be complete to be reviewed by the Architectural Review Committee. If the application is not complete, it will be returned for completion without action.

DO NOT WRITE BELOW THIS LINE

Architectural Review Committee Comments:

_____ Approved _____ Conditional Approval _____ Denied _____ Date

Received: _____
(date)

To Homeowner: _____
(date)

Impacted Neighbor Statement Rosemont Owners' Association

_____, at _____
(Name of Applicant) (Address of Applicant)

intends to submit to the Rosemont Property Owners' Association Architectural Review Committee (ARC) an application for the following exterior improvement and/or addition to the aforementioned residential lot and/or dwelling in the Association: _____

Your signature below indicates your **NOTIFICATION ONLY** of the proposed project. Your signature below does **NOT** constitute or indicate your **APPROVAL** or **DISAPPROVAL** of the proposed project. If you have concerns you are encouraged to submit your comments in writing to the ARC for consideration.

Name of **Side facing** neighbor: _____

Address of neighbor: _____

I have reviewed and understand the proposed project described above.

Date: _____ Signature of facing neighbor: _____

Name of **Side facing** neighbor: _____

Address of neighbor: _____

I have reviewed and understand the proposed project described above.

Date: _____ Signature of facing neighbor: _____

Name of **Rear facing** neighbor: _____

Address of neighbor: _____

I have reviewed and understand the proposed project described above.

Date: _____ Signature of facing neighbor: _____

Exhibit C

**Impacted Neighbor Statement
Rosemont Owners' Association
Page 2**

Name of **Rear facing** neighbor: _____

Address of neighbor: _____

I have reviewed and understand the proposed project described above.

Date: _____ Signature of facing neighbor: _____

Name of **Front facing** neighbor: _____

Address of neighbor: _____

I have reviewed and understand the proposed project described above.

Date: _____ Signature of facing neighbor: _____

Name of **Front facing** neighbor: _____

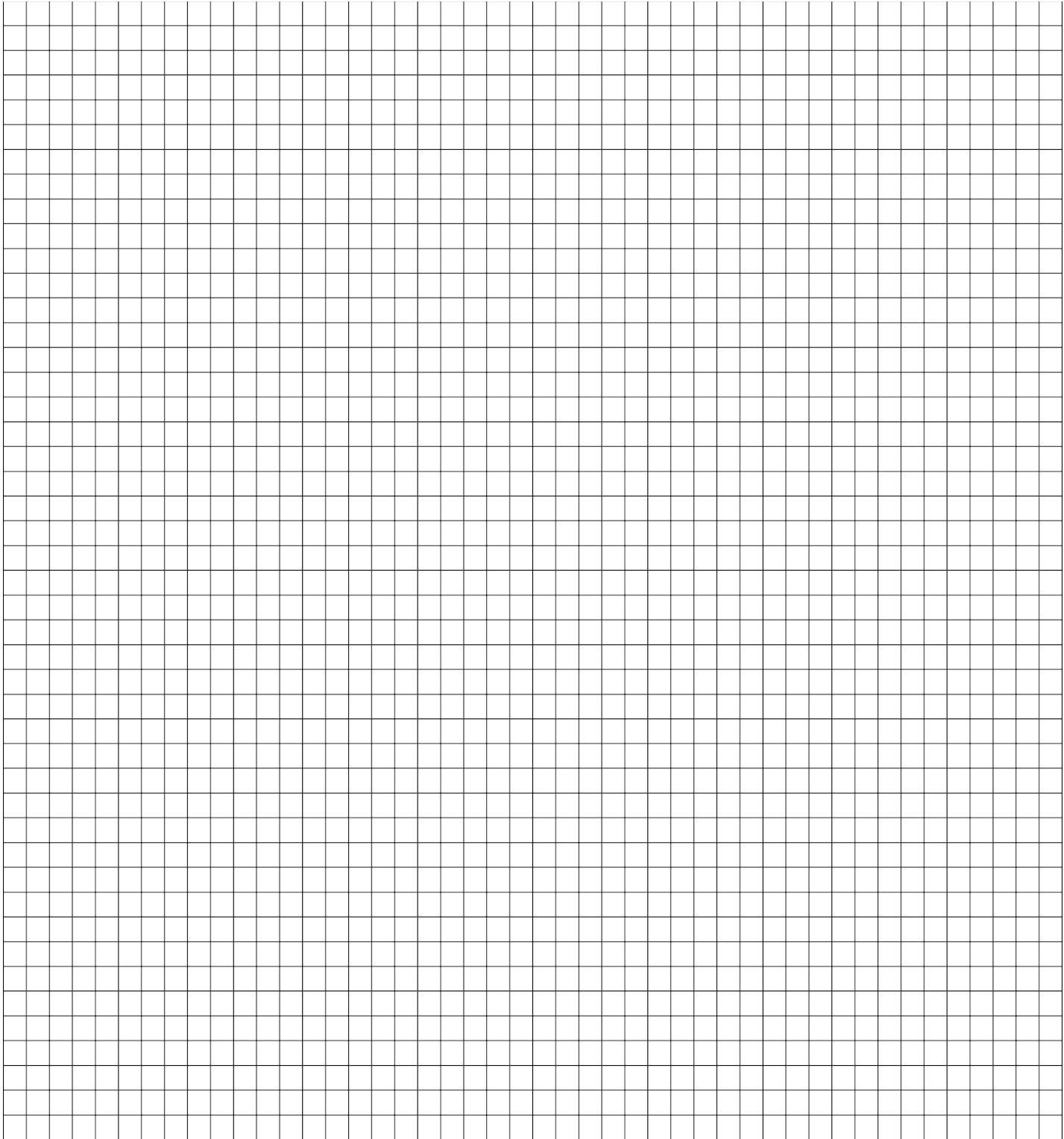
Address of neighbor: _____

I have reviewed and understand the proposed project described above.

Date: _____ Signature of facing neighbor: _____

Exhibit D

PLOT PLAN



Rosemont Owners' Association Patio Cover Details

The following information is needed for all patio cover applications. This application accompanied by plans which show all the listed details, dimensions, and a sketch of the intended finished appearance of the completed cover.

1. Height: _____ Slope: _____ Width: _____ Overhang: _____

2. Setbacks meeting all code requirements must be clearly indicated on the site plan.

From posts to the rear wall: minimum 10 ft.

From posts to the right wall: minimum 5 ft.

From posts to the left wall: minimum 5 ft.

3. Roof type: _____

a. Flat with space slats? _____ (Yes or No).

i. If yes, what is the spacing of the slats? _____

ii. If yes, will roof have exposed rafter tails? _____ (Yes or No).

b. Does the roof match existing roof type? _____ (Yes or No).

4. Material type: _____

5. Post size: _____ (Must be minimum 4" x 6").

6. Color: _____

a. Will structure be painted to match the color of the dwelling? _____ (Yes or No).

7. Stucco: Will patio cover and/or posts be stuccoed? _____ (Yes or No).

a. If yes, stucco must match stucco texture and color of residence.

Exhibit F

**Rosemont Owners Association
Dumpster / POD Placement
Request Form**

Contact name: _____

Contact E-mail / Fax: _____ Phone: _____

Property Address: _____

Are you an owner or a tenant: _____

Is the request for a dumpster or a POD _____

Location of dumpster / POD (street / driveway): _____

A construction bond or deposit of \$2,000 will be required in advance of use. (Rosemont Temporary Storage of Dumpsters and PODS Resolution dated 1.14.2019). Please attach bond information or check to this request. Requests will not be reviewed without deposit.

Signature: _____ Date: _____



Approved: _____ Conditionally Approved: _____ Denied: _____

Board / ARC / Community Manager Signature: _____ Date: _____

Comments: _____

Exhibit G

Rosemont Owners' Association Notice of Completion

This form must be completed and returned to the ARC within 15 calendar days of completion of the project. The ARC may inspect the project within 60 days of receipt of this notice and approve it or require corrections. If such inspection is not made within the 60-calendar day period, the project is automatically approved as built. However, this automatic approval does not constitute approval of improvements that are not completed in accordance with the approved application or any of its associated materials.

Email completed form and pictures of the completed work to general@epicamlv.com or mail to:

Rosemont Owners' Association
8712 Spanish Ridge Ave
Las Vegas, NV 89148

Homeowner: _____

Property Address: _____

Mailing Address: _____

Email Address: _____ Phone: _____

Start Date: _____ Completion Date: _____

DESCRIPTION AND LOCATION OF PROJECT:

Homeowner Signature _____

DO NOT WRITE BELOW THIS LINE

Architectural Review Committee Comments: _____

_____ Approved _____ Conditional Approval _____ Denied _____ Date

Received: _____
(date)

To Homeowner: _____
(date)