



**LOT IMPROVEMENT PLAN AND AGREEMENT**

Date:

Property Owner:

Lot Number:  Site Address:

1. The Pine Meadow Ranch Home Owner’s Association (PMRHOA) has reviewed the plans submitted for the following improvements.

Proposed Improvements:

Gross Square Footage of Improvement(s):

2. A construction fee is imposed by the PMRHOA on all construction within the boundaries of the Ranch or otherwise annexed into the PMRHOA pursuant to Section 4.3 of the Uniform Rules and Regulations for Pine Meadows. As of this update, those fees are \$6,000 for new construction up to 3500 square feet or \$2.40 per square foot for additions. Over 3500 square feet will be an additional \$2.40 per square foot.

3. The PMRHOA per Architectural Guidelines Section 3 requires one (1) digital file in pdf format, and (1) hard copy print of the below items :
- i. Area map with lot(s) highlighted
  - ii. Stamped, certified survey of the property which shows property boundaries, corners, rights-of-ways and easements, existing utilities and existing structures.
  - iii. Site plan which shows the location and footprint of all proposed structures, driveways, utility connections, propane tank, septic tank and drain field
  - iv. Building plans (full size pdf copy and 11x17 printed copy), including but not limited to floor plans, elevations of all facades of all proposed buildings and an exterior materials board with locations for each identified
  - v. A copy of your Water Service Letter from PMMWC

**All plans and the construction fee must be submitted at least two (2) weeks prior to the meeting desired for consideration of approval.**

4. All driveways must have the appropriate sized culvert installed and grading such that all runoff water does not drain onto the adjacent roadway. Culverts must meet the specifications of the PMRHOA.

5. A functioning portable toilet must be maintained on the construction site during all phases of construction.



