



LOT IMPROVEMENT PLAN AND AGREEMENT

Date: _____

Property Owner: _____

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

Lot Number: _____

Proposed Improvements: _____

Gross Square Footage of Improvement(s): _____

2. An impact 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 or \$2.40 per square foot for additions. Outbuildings with no living space or utilities are \$1.20 per square foot.
3. The PMRHOA requires: (1) certified survey of the property which shows property lines, corners, right-of-ways, existing utilities and existing structures; (1) site plan which shows proposed structures, driveways, utility connections and septic tank and drain field locations; (1) printed set of building plans in 11x17 format; (1) digital set of all plans in full-size pdf format; and (1) copy of your Water Service Letter from PMMWC.
4. A driveway culvert must be installed, meeting the specifications of the PMRHOA, in order to maintain appropriate roadway drainage.
5. A functioning portable toilet must be maintained on the construction site during all phases of construction.
6. A dumpster must be maintained on the construction site whenever waste is being generated. The dumpsters at the base of the mountain are for household garbage only, and use of these for construction waste is illegal.

Pine Meadow Ranch

H O M E O W N E R S A S S O C I A T I O N

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7. The PMRHOA does not review or confirm the structural suitability or code compliance of your plans. That is the function of your architect, engineer and/or the Summit County Building Department. The PMRHOA's function is to ensure the improvements will conform to the overall mountain environment as described in the governing documents of the PMRHOA.
8. Forest Meadow Drive from I-80 to Oil Well Road is off limits to heavy truck traffic because it cannot support heavy trucks including concrete trucks, dump trucks, cranes, lumber trucks, etc. It is the responsibility of the owner and signer of this agreement to inform all contractors and suppliers of this limitation. Heavy trucks must use Tollgate Canyon Road.
9. Per PMRHOA Rules and Regulations 4.4.2 "Any individual or entity proved to have damaged or impaired a roadway through negligence, recklessness, imprudence or poor judgment shall be liable to the PMRHOA for the full cost of repair."
10. The PMRHOA Rules and Regulations governing roads do not allow the parking of any vehicle on Ranch roads. Property owners will be fined, and vehicles may be towed.
11. Construction sites must maintain a silt fence and are required to keep construction debris confined to the property.
- 12. This signed approval agreement must be displayed with Summit County's Building Permit.**
13. The property owner must make the general contractor and sub-contractors aware of the provisions of this agreement.
14. The property owner agrees to pay any costs and legal fees incurred by the PMRHOA in enforcing this agreement.
15. The property owner, by signing this agreement, acknowledges that he/she understands the terms contained therein, and agrees to comply with them and with the Rules and Regulations and Covenants of the PMRHOA.
16. The materials that may be used on the roofs and exteriors of structures on the Ranch are limited, and must be approved in advance by the PMRHOA. Materials used in construction must conform to those indicated on this form.



Roofing material and color(s): _____

Siding material and color(s): _____

- Complete building and site plans submitted.
- Plans, materials and colors approved.
- Impact fee of \$_____ received. OR (_____SF x \$_____=\$_____)

PMRHOA representative	Date	Phone
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Property Owner	Date	Phone
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General Contractor	Date	Phone
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