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This document is provided as a general guidance to assist The Summit at Ski Lake Gated Community homeowners in determining what property modifications need Architectural Committee (AC) Review and/or Approval. The document is a guideline and cannot cover all potential property or construction modifications. If a homeowner is unsure whether a modification requires review or approval by the AC, they should contact the AC. It is the homeowners' responsibility to ensure any modifications to your home or property are consistent with The Summit at Ski Lake Gated Community CC&Rs and Design Guidelines. Failure to obtain AC approval prior to work risks non-compliance and potential action against the homeowner. When in doubt please contact the Architectural Committee and/or HOA Board.

The following items require consultation, review and approval by the AC:

- Per the Amendment to Article XXIII of our CC&Rs, dated 27 December 2013 and duly recorded with Weber County on 6 May 2014:
  - New builds require approval of all plans by the AC and a \$5000 construction deposit prior to the review of the plans.
  - Renovations that include exterior modifications and require a county building / work permit require AC review, approval, and a \$5000 construction deposit.
- Modifications to the outside of existing homes:
  - Hardscape changes (driveways, patios, walls) that change elevations by 3 feet or more require AC review and approval.
  - General maintenance and repairs to driveways do not need AC review provided the repairs do not change the layout or design. If maintenance will enlarge the driveway, or change the layout, AC review and approval is required.
  - Installation of fences, changes in overall home exterior paint color, or changes in roof material or color require AC review and approval.
  - Work that involves delivery of dumpsters or building materials requires that those materials be stored on the homeowner's driveway/lot. If it is not possible for materials to be delivered and stored on the homeowner's property, notification and discussion with the AC is required to determine an adequate alternative. Dumpsters should never be placed on or in front of a neighbor's lot without their written permission, nor should it ever interfere with a neighbor's driveway.

- Boats cannot be parked on the road overnight, and given the narrow roads, parking of boats along the roadway should be avoided when possible.
- Exception to the CC&R 72-hour parking limit for boats and trailers (Article XXXIV of the CC&Rs):
  - Boats and trailers should be stored in the resident's garage when possible. However, from Memorial Day through Labor Day inclusively, boats/trailers may be stored in your driveway for more than 72 hours provided the homeowner has made the request in writing to the AC, and the AC has given their approval before the violation occurs.
  - Storage of boats/trailers outside a garage during this time period applies only for a single boat/trailer and that boat/trailer must be owned or rented by a current resident living on the property for the duration of the storage exception.
  - Boats/trailers utilizing this exception must be registered and in working condition.
  - This exception applies only to boats and a trailer used for that boat. There is no exception for the 72-hour parking limit for other utility vehicles or items listed in Article XXXIV of the CC&Rs.

Requests for Architectural Committee review, or for any questions, please contact Dawn Martell or Donna Forshay.

- AC Chair: Dawn Martell [DawnMartell@me.com](mailto:DawnMartell@me.com)
- HOA Board President: Donna Forshay [SkiLake.HOA.sec@gmail.com](mailto:SkiLake.HOA.sec@gmail.com)