

**ESTATES AT SEVEN HILLS
ARCHITECTURAL REVIEW COMMITTEE**

APPLICATION

Send or deliver completed application to:

Karen Fabian
The Estates at Seven Hills ARC
c/o Real Properties Management Group
3283 Warm Springs Road Suite 300
Las Vegas , NV 89120
Telephone: (702) 400-4193 Email: karenfabian@live.com

(please check one)

PRELIMINARY REVIEW

FINAL REVIEW

Submittal Date _____

Parcel # _____ Lot # _____ Block # _____

Property Address _____

Property Owner _____ Phone _____

Property Owner email address: _____

Architect _____ Phone _____

Architect email address: _____

Landscape Architect _____ Phone _____

Variances: Please specifically list in detail all variances that you are requesting (only variances *listed* will be considered):

► Description _____

Requested Variance _____

Reason Requested _____

Design Criteria Section _____ Allowable Criteria _____

Application—Page 2

Requirements: (*fees described in detail below)

- ✓ ARC Plan Check Fee \$3,000
 - ✓ ARC Building Compliance Fee \$450
 - ✓ Construction Repair Deposit \$5000 (refundable)
 - ✓ Color Board (donating elevation colors and materials)
 - ✓ Final Site & Grading Plan
 - ✓ Landscape Plans
 - ✓ Pool Plans (if applicable)
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- **\$3,000 Plan Check Fee** payable to the *Estates at Seven Hills HOA* for architectural review. This fee includes five reviews. Submittals exceeding five reviews will charged an additional \$500 per review.
 - **\$450 ARC Compliance Fee** required by the Board of Directors payable to *The Estates at Seven Hills HOA*. This fee is for the following: 1) on-site inspection during the foundation construction stage to verify the structure is located on the site in accordance with documents approved by the ARC, 2) on site inspection during framing to verify walls, windows, roof forms, and other exterior architectural elements are constructed in accordance with the documents approved by the ARC, and 3) the performance of a final on-site inspection after the painting/landscaping stage to verify exterior colors, landscaping, and site amenities are installed in accordance with documents approved by the ARC. In addition, construction damage/clean up will be observed.
 - **\$5,000 Construction Repair Deposit** payable to *the Estates at Seven Hills HOA* as security for any damage/clean up required after final site review. This fee is paid prior to Water Assignment being processed. This deposit is fully refundable following final inspection.

The Construction Repair Deposit and the Compliance Fee must be paid in full prior to the final approval letter being issued.

Note: Any architectural changes following final approval of plans by the ARC must be submitted to the ARC for approval prior to construction and are subject to an additional plan check fee (\$1,500).