

- 3.21 **CONSTRUCTION TIMELINES.** Project timelines must be submitted with application for DRB review and approval. Mobilization on lot is start of construction. New home construction 12 months to Certificate of Occupancy. Further DRB review is necessary for extension. Landscaping timeline is 6 months after Certificate of Occupancy.

#### **ARTICLE 4: DESIGN REVIEW PROCEDURES**

- 4.1 **DESIGN REVIEW.** The process of establishing the DRB and defining the specific duties and powers conferred on it is set forth in the Declaration. This process is hereby incorporated as part of these Design Guidelines and shall be referred to when appropriate.

All construction or installation of Improvements that is to be undertaken in Ironbridge, whether new residential construction, subsequent exterior renovations or site construction such as walks, driveways, drainage improvements, landscaping, etc., is subject to review under the Design Guidelines.

**A permit from the county is not an approval of the DRB. All building plans need to be approved by the DRB. Lack of approval and compliance with Design Review Guidelines will result in violation or fine.**

- 4.2 **REVIEW PROCEDURES.** All Owners, Architects, Contractors and their agents and any other designated representatives of Owners shall comply with the following process in order to obtain approval from the DRB for any Improvements:

4.2.1 The Owner or Contractor shall submit two sets of plans including a digital PDF (as delineated in Article 5) at the beginning of the plan review process. One of these sets will be retained by the DRB for permanent record, the other will be signed and returned to the Owner or Contractor. Plans submitted to the DRB shall satisfy the requirements contained below in Article 5.

4.2.2 The DRB reserves the right to require that staking of the Single-Family Detached Home be completed in the field for review prior to granting final plan approval. The DRB should be notified upon completion of staking to arrange for on-site inspection.

- 4.2.3 Once the DRB has approved any submitted plans and construction documents, it shall issue a letter of approval to the Owner or the Owner's Contractor (the "Approval Letter") along with the approved, stamped set of plans. The Owner or Contractor may apply for building permits only after receiving the Approval Letter and plans. **No construction may begin until the required permits have been issued and DRB written approval has been granted.** Any approval by the DRB is valid for only one year after the date of the Approval Letter and stamped plans. If construction does not begin within that time period, the Owner must resubmit the plans and related documents, applications and fees for approval and the process described above will be repeated.
- 4.2.4 In order to monitor compliance of construction with the approved plans, a representative of the DRB will make periodic visits to the site during construction. The General Contractor or Owner is to notify the Design Review Board two weeks prior to Certificate of Occupancy and request a review of the final constructed residence for design compliance. The General Contractor or Owner is to notify the Design Review Board one week prior to completing landscaping and request a review of the final installation for compliance.
- 4.2.5 A compliance and damage deposit in an amount determined by the DRB will be required before commencement of construction to insure that all Covenants and Design Guidelines are followed. The deposit will also insure any damage to PUD property caused by contractors, sub-contractors or employees and agents will be repaired. 50% of Deposit will be returned upon Certificate of Occupancy, and remainder upon landscape completion.

## **ARTICLE 5: PLAN REVIEW REQUIREMENTS**

Plans shall contain enough information for the DRB to accurately assess impacts on the site and adjacent sites, and should give an exact indication of building location(s), mass and materials, access, grading, limits of disturbance and erosion control methods.

The following information shall be provided to the DRB: