

The SAOA ARC Quick Start Owners Guide

If you are contemplating any exterior improvements to your home or property the SAOA's Architectural Review Committee must be involved. The following is a guide and overview of ARC requirements. This guide is derived from the ARC Policy and Procedures manual and has three sections:

- 1) Classifications of improvements
- 2) The ARC approval process for a project to be authorized
- 3) Design and Materials standards.

Classification of improvements:

There are three types of improvements the ARC can authorize:

- a) Exempt improvement- minimal impact on the property (e. g. like-kind roof replacement such as cedar, staining, repair work due to age, weather, or fire). No application fee is required.
- b) Minor improvement- some impact on the status on the property. (e. g. tree cutting, landscaping, replacement of the existing earth tone colors, materials or character of the structure). A \$45 application fee is required.
- c) Major Improvements- Substantially changes or alters the character of the structure or property. (Example: creation or conversion of existing space for new construction, relocation of driveways, modification of exterior lighting). A \$75 application fee is required if the application applies to an existing structure. Additional specifications and fees for new construction are outlined in the ARC application itself. Fee schedule for new construction on undeveloped land is based on final square footage of project.

Other types of improvements that would require approval from the ARC would include but not be limited to the following: deck & railing modification, storage or refuse structures, standing seam metal roofing, walkways, patios, pools, hot tubs, exterior storm windows, generators, solar paneling installation, chimney work/alteration, fences or walls.

The ARC approval process

When an owner is considering any exterior project on his property he/she is obligated to complete and submit an ARC application. The application should be completed in detail (adding additional pages if necessary), with a thorough explanation of the project including schematics, photos, vendors, etc.

The application is then submitted to the ARC for review to one or all of the committee members listed below. Included in the review will be a determination made by the ARC to the classification of the project, application fee requirements, site inspection and discussion with owner. Please submit the project application or any questions about ARC policies or procedures to saoarc@gmail.com.

It is at that point where a decision is made for approval, rejection, or more information required. Once a project is approved by the ARC, the owner will receive written notice to begin the project and the approval will be binding for 24 months.

Design And Materials Standards

All improvements must be designed and sited to be compatible with and harmonize with both the natural environment and existing buildings in the Hawk Mt. Community. Exterior siding must be wood or wood -like or natural stone-like composite materials and must be dark or subdued in color, generally brown or gray tones in order to blend in with the environment. Natural stone or natural stone accents and compatible trim colors are permissible as are accents of white or gray stucco. The proposed colors must be harmonious with each other and with the colors of exterior and roofing materials of existing homes on other adjacent Hawk properties.

Roof lines and roof pitches must be compatible with roof lines on existing Hawk properties. Roofing material must be non-reflecting wood or hand split cedar shakes or wood like or natural slate like composite materials and must be dark and subdued in color. In addition, approved roofing materials may also include standing seam metal roofing meeting the following criteria: panels shall be 24 gauge minimum hot dipped galvanized G-90 steel or .032 aluminum pre finished Kynar 500 or approved 30 year paint finish warranted coating in dark brown colors.

All fasteners shall be concealed. Standing seams shall be mechanical interlock or snap on 16” on center and 1” high steep and 1.5” low pitch. Panels shall be continuous from ridge to eave and flat with no intermediate reinforcing ribs or transverse or diagonal seams.

Asphalt roofing materials will not be accepted to meet these standards.

Solar paneling materials should be of an anti-glare /mono-black frame. The facing panels should be constructed of tempered glass with a black anodized aluminum frame. The weight of each frame should not exceed 50 lbs. It is recommended that the total roof surface to be paneled should not exceed 144 square feet. In addition, the materials should be absent of any reflective qualities to abutting property owners and the valley floor.

Additional Information

This Quick Start Guide is intended to help an owner get started with a project, and is not intended to be a comprehensive replacement for the entire Salt Ash Owners’ Association ARC Policy and Procedures manual (30 p.) which can be found on this website: www.saltashhoa.com.

>Community Documents>Committees> Architectural Review. There you can also find the latest Amendments, Reports, Applications, etc. As a new owner, you may have your own unique portal to the SAOA website. Follow the path above.

The ARC is authorized under the original covenants of our Hawk Community, and is comprised of volunteers interested in preserving the unique character of Hawk. We welcome your input and collaboration in enhancing our wonderful community.

ARC Members:

- John Ruiz - Board Representative
- Michelle Holster
- Paul Hemmerich
- James Blansfield
- Jim McCahon