

**RIDGE VIEW ESTATES  
BUILDING APPLICATION**

Date Submitted: \_\_\_\_\_

Submitted to: \_\_\_\_\_ (Ridge View Estates  
President)

Lot No: \_\_\_\_\_

Lot Owner Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Circle Application Description:      House      Storage Shed      Trailer Site      Garage

Building Size: Width \_\_\_\_\_ Length \_\_\_\_\_ Sq. Ft. \_\_\_\_\_

**PROVIDE DETAILED DRAWINGS WITH YOUR APPLICATION FOR REVIEW**

Conventional Framing: \_\_\_\_\_

Other Building Practices: \_\_\_\_\_

**PROVIDE DESCRIPTION OF THE SIDING AND THE ROOFING MATERIAL**

Exterior Building Material: Walls \_\_\_\_\_ Roof \_\_\_\_\_

Building Colors: Walls \_\_\_\_\_ Roof \_\_\_\_\_

Starting Date: \_\_\_\_\_

In the space provided below, detail specified information. If you need more space, use the back of this page.

1. Lot size
2. The location of the building on the lot showing setbacks. Lot owner is responsible for initial staking before approval. After excavation for foundation, building needs to be re-staked.
3. Septic and drain field location.
4. Water and power locations.

**Architectural Advisory Approval Required**

1. All pages of the Building Permission Packet need to be initialed by a Board member.
2. Preliminary staking of the lot must be completed.
3. A legible set of blueprints or diagram according to scale, including all dimensions.
4. Description of exterior colors and materials to be used.

**Architectural Committee Approval (Board Members)**

Circle One

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Approved/Denied

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Approved/Denied

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Approved/Denied

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Approved/Denied

Printed Name \_\_\_\_\_ Date \_\_\_\_\_ Approved/Denied

Reason for Denial: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Was a variance granted? \_\_\_\_\_

Why? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Reminders:**

1. The Restrictive covenants requires Architectural Committee review and approval of all permit and building packets submitted.
2. Colors and structures must meet expectations set forth in CCRs.
3. During construction on your lot, a Board of Directors member may visit your site to ensure compliance with Ridge View Estates Covenants and Bylaws.

**Building Process – Contractors and Owner**

Upon receipt of Building Permission Packet, the Board of Directors will hold a conference with the owner and review the Building Permission Packet. This is to ensure that the Building Permission Packet is in order, saving time and confusion about the packet.

Board of Directors President \_\_\_\_\_

Date Completed \_\_\_\_\_

RIDGE VIEW ESTAGES  
HOMEOWNERS ASSOCIATIONS

**EXCAVATION PERMIT**

Name of Requestor: \_\_\_\_\_

Lot No.: \_\_\_\_\_

Purpose of Excavation: \_\_\_\_\_

Date of Excavation: \_\_\_\_\_

Have you had the applicable buried utilities located by contacting 8-1-1?

Circle One

Yes/No      Electrical      Date \_\_\_\_\_

Yes/No      Water      Date \_\_\_\_\_

Yes/No      Notified 811      Date \_\_\_\_\_

Signature of Requestor \_\_\_\_\_

Date \_\_\_\_\_

Site/roadway evaluation completed by Board of Directors representative

Signature of Board Representative \_\_\_\_\_

Date \_\_\_\_\_

**Excavation and Construction Damage**

**Lot owner will be held responsible for any damage to roadways, right of ways, drain ditches or sewer mains, electrical and/or telephone lines. All emergency repair to association utilities and additional damage caused by said emergencies will immediately be repaired by association maintenance staff and costs billed to the individual responsible for damage.**

**Any other damage that occurs must be repaired to the satisfaction of the Board of Directors. If the repair is found to be unsatisfactory, the lot owner will be notified to complete additional repairs. If the repairs are not completed in a reasonable amount of time, the association will make the necessary repair and bill the Lot Owner for all costs incurred.**

During excavation of a lot, the owners must ensure that sand/debris does not hinder the flow of water in the drain ditches or roadways.

Driveway culverts, when required, and approved by the HOA Board will be furnished to the Lot Owner at cost.

**EXCAVATION DAMAGE**

1. The owner/excavator will be held responsible for any damage to roadways, right of way, drain ditches, water mains and/or waste water lines.
2. In the event of damages as mentioned in No. 1, above, all damages must be repaired to the satisfaction of the Board of Directors.
3. Chip seal or asphalt cold patch must be replaced when required.
4. Prior to lot improvement, Board of Directors must be notified to take pictures of the road condition.

**DAMAGE REPAIR**

1. If the Ridge View Board of Directors concludes that the road repair is necessary, the owner/excavator will be notified as to the extent of repairs.
2. If the repairs are not completed in a reasonable amount of time, the Association will make the necessary repairs and the owner/excavator will be billed for all costs.

Damage: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date Requestor notified of damage: \_\_\_\_\_

Board of Directors Representative Signature: \_\_\_\_\_

Requestor's Signature: \_\_\_\_\_

Date of Repair: \_\_\_\_\_

**Setback Requirements**

**\* Minimum 10' from property lot line to the proposed building. DO NOT measure from the edge of existing paving.**

**\* Minimum of 5' on other lot lines from the property line to the drip line of the building or from the roof overhang to lot line.**

For properties bordering Lincoln County roads or non-association property, setbacks are per Lincoln County Building Department and are provided on the Lincoln County Building Permit. The Board of Directors will not approve any building packet for properties bordering county roads or non-association property until Lincoln County Building Inspector has signed off on

setbacks. A request for variances must be approved by Lincoln County. Building permit application and variance request forms are available at the Lincoln County Building Department or from their website. The minimum requirements for all building permits in Lincoln County are 10' on all sides. In order to deviate from the Lincoln County setback requirement. You must have a variance in writing and signed by Lincoln County Planner and Ridge View Estates Architectural Committee.

I have read and understand the Ridge View Estates CC&Rs as they apply to all building and setback requirements.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

**Lot Layout:**

Lot owners must verify all lot lines prior to submitting building packet. Survey report must be submitted with Building Packet. Lot owner must stake building location to confirm setbacks meet covenants and/or county requirements (as applicable).

**Construction Plans:**

- If a building permit is required, the lot owner will ensure copies of the building permit and plans (including dimensional view) are available at the job site. A description of siding and roofing shall be submitted with the building packet. Once the Board approves the building packet, no changes to location or design, to include decks or any other addition, may be made without prior approval of the Board of Directors.
- If no permit is required, the lot owner must obtain approval of building from Ridge View Estates Board of Directors.

Applicant Signature \_\_\_\_\_

Date \_\_\_\_\_

WATER METER INSTALLATION FORM

Homeowner Name: \_\_\_\_\_ Lot No. \_\_\_\_\_

Date:

Special Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Water Hookup:**

**All water meter installations and/or site evaluations must be directed to the RVE President or a designee who will in turn contact the Water System Operator to set up time/date of work to be performed.**

**An application is required for water hookups. No water connection will be made to Ridge View Estates water system without an approved water meter. All meters will be installed by, or at the direction of, the Ridge View Estates Water System Operator.**

**Water meter installation cost is \$1,500, deposited prior to work start, and includes water meter, boxes, necessary components, and up to 10 hours labor. The deposit must be received by Ridgeview Estates bookkeeper before work commences. Installations requiring in excess of 10 hours will be billed to lot owner at the rate of \$40 per each additional hour.**

**Applicant Signature: \_\_\_\_\_**