

## **Why do we have an Architectural Committee?**

Fairview Lakes is a beautiful, peaceful haven for us all to come and enjoy. Being in nature is refreshing as we leave our cities and towns to come to a place largely untouched by mankind, where nature can be experienced by everyone. To this end, the architectural committee is tasked in part to try and maintain our natural surroundings to the greatest extent feasible. Our task revolves around ensuring that each lot protects the natural views and beauty of vistas for all association members.

This is not meant to be heavy-handed or too bureaucratic, but rather a way to keep our property as nice as we can for everyone. The rules in the covenants are the way to make this process fair and understandable for everyone.

## **What kind of project needs approval?**

- BEFORE ANY work begins, the Chairman of the Architectural Committee must approve any of the following:
- New construction
- Additions
- Alterations and modifications of existing structures of all types, including:
  - Houses and cabins
  - Storage facilities not part of houses and cabins
  - Generator sheds
  - Garages
  - Driveways
  - Parking pads
  - Trailer pads
  - Tree-houses
  - Decks and patios
  - Septic tanks
  - Retaining walls
  - Any other structure or modification of a registered lot deemed by the Architectural Committee and/or the Environmental Committee to be an alteration of the natural environment.
  - TV antennas or satellite dishes

## **Project Evaluation by the Architectural Committee**

When evaluating new projects, the committee evaluates several aspects of the project:

- Design
- Exterior Color
- Setting
- Height
- Topography

- Grading
- Preservation of vegetation

To this end, natural products and earth tones on the exterior are strongly encouraged

**What steps do I take to get approval to build a cabin or structure larger than 200 sq. feet?**

- Contact the Architectural committee chair to discuss your intent
- Prepare a plot plan/drawing which shows the nature of your project
- If a cabin construction or structure, provide 2 copies of plans which can be stamped and used when working with Sanpete County
- Meet with architectural committee chair and complete the Construction Authorization form on our website to obtain permission and get appropriate approval stamps
- Visit the Sanpete County building a zoning website for information on what is needed in the way of documentation and fees ([sanpete.com/pages/inspector](http://sanpete.com/pages/inspector))
  - There are several forms that you will need to fill out and get approval for
  - We can walk you through what needs to be completed for Sanpete County
  - You will be doing unincorporated county - subdivision
  - You will need to go to the wildlands urban interface site as listed on the Sanpete site to fill out the appropriate forms and pay fees

**What steps do I take for smaller sheds or other improvements to my lot that doesn't require Sanpete County to review**

- Contact the Architectural committee chair to discuss your intent
- Prepare a plot plan/drawing which shows the nature of your project
- Meet with architectural committee chair and complete the Construction Authorization form on our website to obtain permission and get appropriate approval stamps

**What is the minimum size for a single-family dwelling?**

- All single-family dwellings shall not be less than 600 square feet per ground floor measurements.

**Do I have to build a cabin at Fairview Lakes?**

- No member is required to build a cabin on their registered lot.

**Can I build more than 1 cabin or occupied structure on my lot?**

- You cannot build more than 1 cabin on your lot, but you can build an additional single garage, and no more than two (2) equipment, generator, or storage sheds. In no case will the total of the square footage of the additional structures exceed six hundred (600) square feet, In no case will structures not inspected by Sanpete County be allowed human occupancy.

**Can I have a trailer on my lot if I have a cabin on my lot?**

- No permanent or summer only placement of travel trailers or recreational vehicles for overnight use on a lot where a cabin is constructed is permitted

- In the event a member should invite trailers or recreational vehicles to park on the lot, on a temporary basis only, the maximum time allowed, per trailer or recreational vehicle, is sixteen (16) days.
- Trailers and recreational vehicles, including utility trailers, shall be subject to the same setback rules as cabins.

**If I decide to build a cabin, what are my timelines?**

- Approval of plans for construction of improvements is valid for one year only. In the event construction has not started within one year of the approval date of constructions-plans, an updated approval must be obtained.
- After construction starts, three years will be allowed for completion of exterior construction, including but not limited to water lines, septic tanks, exterior walls and roofs and with doors and windows installed. An additional three years will be allowed for completion and final Sanpete County inspection.

**How many Trailers can I have on my lot?**

- NO MORE THAN ANY COMBINATION OF TWO (2) TRAILERS OR OTHER RECREATIONAL VEHICLES, per lot, is permitted.

**Can I put up a TV or Cell-phone antenna or satellite dish?**

- Radio and television antennas and satellite dishes may be used on individual lots after being approved by the Architectural Committee before their installation.

**What are the setbacks from roads and property lines for buildings and trailers, etc.?**

- No building, structure, road or device (i.e. propane tank) etc. shall be approved which is closer than twenty-five (25) feet to any lot line, private property line or Federal or State property line, and fifty (50) feet to any Association frontage road.

**Are you going to be sticklers for covenants or is there some leeway?**

- The Architectural Committee may allow reasonable variances when certain difficult circumstances are present such as issues with topography or location of planned construction. The Architectural Committee will consider the circumstances and may allow variances to any of the provisions of the covenants related to new construction, additions, alterations, modifications of existing structures, and location with the imposition of such conditions as it deems appropriate. Appeals to variances granted or denied by the Architectural Committee may be made by any member