



AGC Submittal Descriptions Application Fee Schedule	Total Fee Amount
Custom/Architectural:	\$10,000.00
Review Fee Portion	\$1,800.00
Final Inspection Portion (Over three inspections will result in an additional \$200 charge)	\$200.00
Refundable Portion after passed inspection	\$8,000.00
Additions/Structures/Remodel:	
Including casitas, sun rooms, or any architectural changes, as well as additions to the structure whether freestanding or attached.	\$1,500.00
Review Fee Portion	\$675.00
Final Inspection Portion (Over three inspections will result in an additional \$75 charge)	\$75.00
Refundable Portion after passed inspection	\$750.00
External Changes:	
Including paint/color changes, mow strip, landscaping, water features, play structures, hot tubs, solar, trellis, sheds, or any other exterior change to the property or home.	\$400.00
Review Fee Portion	\$175.00
Final Inspection Portion (Over three inspections will result in an additional \$50 charge)	\$50.00
Refundable Portion after passed inspection	\$175.00
Desk Review	
Including tree species change, basic design courtyard gates, minor trim color change, wire fencing installations, and pre-approved storm doors.	\$100.00
Review Fee Portion	\$25.00
Final Inspection Portion	\$25.00
Refundable Portion after passed inspection	\$50.00

More than three final inspections will result in the final inspection fee being doubled. If construction is not as presented on plans, the refundable portion of the application fee will be forfeited. No cash or credit card transactions can be utilized for these submittal fees. The payment must be made by way of check or money order made out to Somerset Owners Association. The submittal fee must be turned into the SOA at 7650 Town Square Way Reno, NV 89523.

Please contact the AGC Coordinator if you plan to attend the presentation of your plans, as time is limited.



Somerset Owners Association Aesthetic Guidelines

Homeowner's Name: _____

Property Address: _____

Mailing Address (if different): _____

Home Number: (_____) _____ Alternate: (_____) _____

Email: _____

This application is an:

- Initial Submittal
- Additional/Modification to a Submittal
- Extension Request

I/we request approval of the installation of the following alterations to our property:

- Landscaping
- Mow Strip Change
- Containment Wire
- Physical Disability Accommodation
- Trellis/Sun Room
- Storm/Security Door
- Paint Color Change
- Play Structure
- Home Addition
- Full Custom Home
- Other

Comments & Notes about work:

Included with Submittal:

(Please verify within the guidelines the specific forms required based on the submittal)

- Plot Plan
- Pictures of Existing House/Area/Conditions
- Material Samples
- Color Swatches
- Plan Drawings
- Landscape Data Sheet
- Payment

To Be Constructed By: _____

Address: _____

Email: _____

By providing your contractor's email address, you are authorizing the association to provide committee comments and letters directly to the contractor in addition to you as the owner.

I hereby acknowledge that I am submitting plans that follow the Guidelines set forth by HOA and have provided as much detail as possible to represent my plans. I understand that my plans will be reviewed by the Committee at the next scheduled meeting and that I may choose to attend. If choosing to attend, notification shall be given at the time of submittal so the committee can plan accordingly. Additionally I understand that my contractor must follow the Contractor Rules and Regulations adopted by the Board of Directors.

Homeowner's Signature

Date



Somerset Owners Association Aesthetic Guidelines

The following details the procedure for submitting improvements for review by the Aesthetic Guidelines Committee:

- 1) Submit one (1) completed copy of the Architectural Modification Request Form, Indemnity Agreement, and necessary construction drawings, to the appropriate Association with contact information on the bottom of the page.
- 2) Drawings must include location and screening of equipment, site plan, setbacks, materials, colors and any information pertinent to the proposed improvement such as brochures, pictures, etc. See Section 4 for more detail on submittal requirements.
- 3) Plans submitted to the Somerset Owners Association Aesthetic Guidelines Committee require applicable payment to be made at the time of submittal.
- 4) Upon review of your plans by the Committee, you will receive written notice of their approval, request for further information, rejection or conditional approval within fourteen days of the meeting.

CONSTRUCTION/INSTALLATION IS NOT TO BEGIN UNTIL WRITTEN APPROVAL OF PLANS IS OBTAINED BY THE COMMITTEE AND/OR PLANS HAVE BEEN STAMPED.

To avoid construction delays, please ensure forms and plans are complete prior to submittal, and comply with the guidelines. All submittals must be received 5 business days before the next regularly schedule review meeting.

OFFICE USE ONLY

Submittal Type:

SOME - AGC SACN - ARC VUES - ARC

Date Request Received by Office: _____ Date of Review: _____

Payment Amount: _____ Refundable Deposit: _____

Date Response Letter Sent: _____

Approved Conditional Denied Requesting Further information

Comments/Conditions: _____

Sign Off: _____

Final Inspection Requested: _____ Date of Inspection: _____

Status: Approved Denied Letter Sent: _____

Comments or Status of Follow-Up: _____

If Sub-Association – Submittal to SOME AGC YES NO

If SOME AGC required – final results submitted to Sub-Association YES NO



INDEMNITY AGREEMENT

OWNER (identified below) is the owner of property located within Somerset and wishes to commence construction of improvements ("improvements") set forth as attached hereto.

CONTRACTOR (identified below) has been hired by Owner to effect the improvements.

CONSTRUCTION of the improvements is subject to the Declaration of Covenants, Conditions, and Restrictions for the Association, as well as certain Rules and Regulations of the Association and/or Committee.

THE ASSOCIATION and the AGC may exercise supervisory responsibility with respect to ascertaining that Contractor's operations and improvements comply with the Rules and Regulations, Design Guidelines and CC&Rs.

CERTAIN INDEMNITIES are required of the Owner and Contractor, as follows, prior to commencement of construction of any improvements.

ACCORDINGLY, OWNER AND CONTRACTOR hereby agree to construct the improvements in accordance with the Rules and Regulations, Design Guidelines and Declaration of Covenants, Conditions and Restrictions of the Association.

OWNER shall be responsible for the conduct of Contractors, its employees and agents within the Association. Owner and Contractor understand and agree that violations of the Rules and Regulations may be met with a warning, stop work order, lien assessments, and/or revocation of Contractor's right to enter property.

OWNER AND CONTRACTOR hereby indemnify the Association and the Committee, and agents thereof, and hold them harmless against and from any and all liabilities, claims, losses, damages and expenses connected with the improvements or construction of the improvements.

Somerset Owners Association and the Aesthetic Guidelines Committee

AGREED AND ACCEPTED this _____ day of _____, 20_____.

"OWNER"

"CONTRACTOR"

Name(s)

Name(s)

Street Address

Street Address

City/State/Zip

City/State/Zip

(_____) _____
Phone Number(s)

(_____) _____
Phone Number(s)

Signature/Date

Signature/Date



LANDSCAPE DATA SHEET

Owners should verify landscaping requirements within the applicable Guidelines to ensure compliance with tree/shrub types, quantities, spacing, etc.

Address: _____

Lot Type If applicable: **Corner** **Custom** **Merged Lots**

Landscape Data: **FRONT YARD** **REAR YARD**

Total Area: _____ sq. ft. _____ sq. ft.

Side Yard Widths _____ ft. _____ ft.

Turf Provided: _____ sq. ft. _____ sq. ft.

Total Hardscape Area: _____ sq. ft. _____ sq. ft.

(Patio, Concrete, Pavers, Sidewalks & Pathways)

Total Mulch/Planting Area: _____ sq. ft. _____ sq. ft.

Trees Provided: _____

Shrubs Provided: _____

Variance requests if required: _____

Additional Data:

Mulch Type & Size: _____

(If not from approved mulch list, please provide a rock mulch sample for review)

Lawn Edging: _____

(Concrete curb, colored concrete or recycled bender board)

Lighting Type: _____

(List details of fixtures, wattage, etc of any lighting desired in landscape)

Containment Wire: _____

Mow Strip Data

Turf – as installed by builder or Kentucky blue/rye mix, unless otherwise provided, with spray irrigation. Turf should be of the same type as planted in the front yard area.

• TURF TYPE: _____

Juniper – for yards with xeriscape to offer a low growing drought tolerant option with drip irrigation.

Wiltonii (blue rug) Size _____

Glomerata Size _____ (restricted in Sierra Canyon Villages 1-10)

Plans should be to-scale with the scale indicated on the plan itself along with a Planting, irrigation, and lighting plan. Planting plan should include plant material legend including quantities sizes and location of trees and shrubs. Indicate rock outcrops, decks or patios, fences and walls (with heights indicated), service yards, and any other freestanding structures.



NEIGHBOR AWARENESS FORM

Homeowner's Name: _____

Property Address: _____

Proposed changes: _____

I/we informed all affected neighbors of the proposed project. Each neighbor has been notified that the plans are being submitted for approval.

Adjacent Neighbor:

Name: _____ Home Number: (____) _____

Property Address: _____

Acknowledged Concerned Neighbor's Signature & Date: _____

Adjacent Neighbor:

Name: _____ Home Number: (____) _____

Property Address: _____

Acknowledged Concerned Neighbor's Signature & Date: _____

Rear Neighbor:

Name: _____ Home Number: (____) _____

Property Address: _____

Acknowledged Concerned Neighbor's Signature & Date: _____

Facing Neighbor:

Name: _____ Home Number: (____) _____

Property Address: _____

Acknowledged Concerned Neighbor's Signature & Date: _____

Homeowner's Signature

Date

This form ratifies that the surrounding homes of lot owners have been notified of the proposed project. If you have concerns regarding the proposed improvements, you are encouraged to discuss your concerns with the requestor prior to the plan being submitted for review.