



DESIGN REVIEW APPLICATION – FENCING

Design Review Submittal Requirements Attached

Updated 2-19. Any previous versions are null and void.

Email, mail, or deliver your request with the appropriate attachments to:

Daybreak Community Association
11274 South Kestrel Rise Road Ste. F
South Jordan, UT 84009
Phone: 801-254-8062 | Idavis@ccmcnet.com

Owner Information

Date: _____

Owner's Name: _____

Phone: _____ Email: _____

Daybreak Property Address: _____

Start Date: (month/day/year) _____ Completion Date: (month/day/year) _____

Plat & Lot # _____ Is this a Corner Lot? Y M Are you a tenant? Y M Are you the owner? Y M

Type of Home:

Condominium ___ Townhome ___ Sub-Association name for secondary approval _____
Single Family _____ Is this a resubmission? _____ (Townhome/Condominium)

Description of Proposed Improvement:

Table with 6 empty rows for describing the proposed improvement.

Contractor (if any) Name & Phone #:

Table with 2 empty rows for contractor information.

For Office Use Only:
\$75.00 Fee and Check #

Table with 1 empty row for office use only.

Submittal Acknowledgement

The submittal of this application does not constitute approval of the proposed plan. Written notification of the Design Review Committee's decision will be supplied to the Homeowner within 30 days after receipt of all required information. Construction must not begin until the Committee has approved the plans in writing. As the Homeowner, I have read and understand Daybreak's Design Guidelines, Landscape Planting Requirement and applicable Governing Documents concerning design and construction in Daybreak. As Homeowner, I acknowledge that the persons reviewing the plans and specifications will change from time to time and that opinions on aesthetic matters, as well as interpretation and application of these guidelines, may vary accordingly. In addition, I acknowledge that it may not always be possible to identify objectionable features of proposed improvements until the improvements have been completed, in which case it may be unreasonable to require changes to the improvements involved. However, the Committee may refuse to approve similar proposals in the future. Approval of application shall not constitute an approval, ratification or endorsement of the quality or architectural or engineering soundness of the proposed improvements and neither the Committee nor the Board shall have any liability for any defects in the plans, specification or improvements. I agree to pay any costs incurred by the Association if I fail to meet the standards established by the Committee and the Board of Directors.

Homeowner's Signature

Print Name

Mailing Address if Different than Property Address:

I hereby certify that all modifications will be installed **as approved** by the Design Review Committee _____
Initials above

PLEASE DO NOT WRITE BELOW THIS LINE

ACTION TAKEN BY COMMITTEE: **Project:** _____

- Approved** (Request submitted is approved)
- Approved as Noted** (Request submitted is conditionally approved subject to noted conditions)
- Not Approved - Additional Info Needed** (Resubmit application with additional information or acceptable revisions. No work may commence until application receives final approval)
- Not Approved** (The entire request is not approved and no work may commence)

COMMENTS:

- CHECK IF ATTACHING ADDITIONAL COMMENTS or CONDITIONS

Received By: _____ Date: _____
HOA Staff

Reviewed By: _____ Date: _____
Committee Member

Sub-Association: _____ Title _____ Date _____
(Townhome/Condominium) Signature

Required Checklist for a Winning Fencing Plan

A winning plan includes all the elements that you want to construct, install and/or modify. You will have greater success in having your plan approved in one review if you provide a very specific and detailed plan. The Design Review Committee would like to see complete plans. A complete plan is one which includes as many of the following elements as possible, such as:

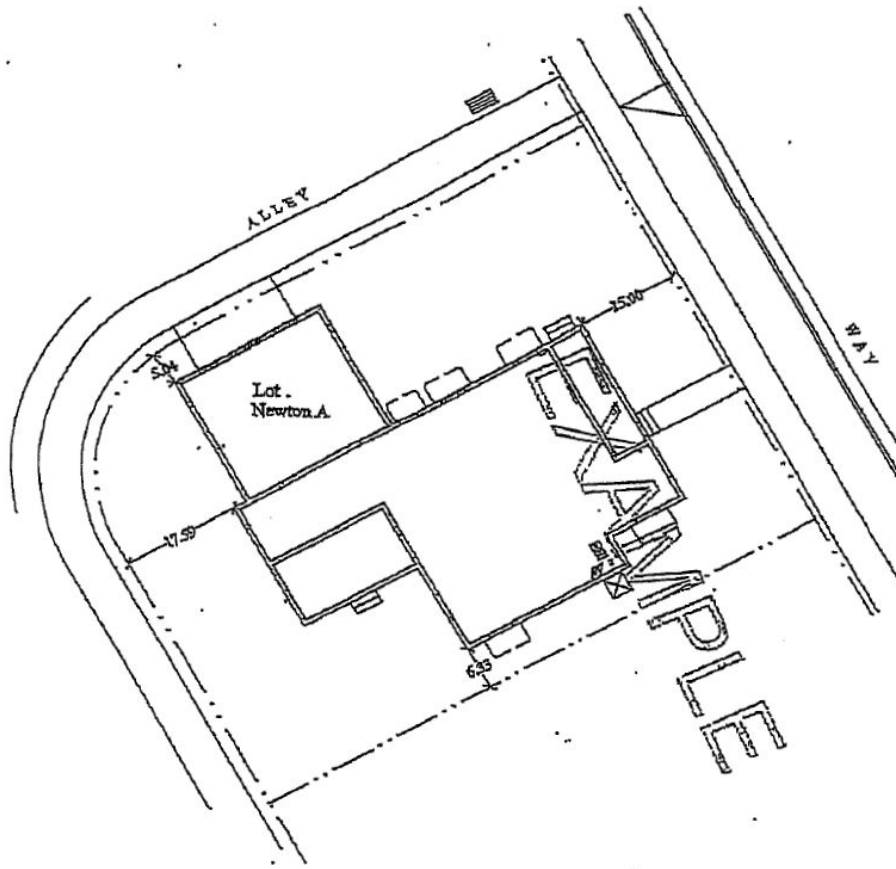
1. Location of fencing/gates
2. Height of fencing
3. Fence style (privacy, open rail, picket)
4. Fencing Materials
5. Fence color /stain color name and brand -- "Cabot Bleaching Stain, Driftwood Grey"
6. Two foot planter beds on interior and exterior offence
7. Correct setbacks required for lot location
8. Trash Enclosure (including design, location, height, materials, and colors)
9. Screen/Trellis

Here is a list of the paperwork that must be included with your application. Check the boxes as you go to make sure you include everything:

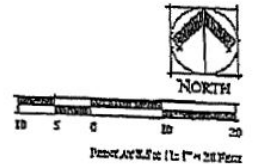
- Design Review Application for Fencing completely filled out and signed.
- Pictures of proposed improved areas as well as wide angle pictures of your lot/home. Photos may be emailed to us.
- A detailed plan, to scale, preferably in color, of the improvements you want to make to your property. A partial plan means that you'll have to submit your plan for review a second time. Since the goal is to have your plan approved the first time, make sure that you include all the details.
- A copy of the plot plan for your entire property including all of the property lines, the house and the driveway. Show dimensions of your lot, home, setbacks, grading, etc.
 - o Property to be drawn to scale. "Scale" means a "standard measurement". Example 1 square = 1 foot. Graph paper is a great tool. Appropriate scale measurements are: 1 square = 1', 1 square = 2', 1" = 10', 1" = 20'.
 - o Must include a North Arrow.
- Include a color key of the improvements that you want to make which explain your plan. Indicate all proposed and existing elements (i.e.; home, driveway, garage, fence, plants, boulders, hardscape and/or ground cover).
- Label adjacent properties on plan (i.e.; common area, park, residential houses, name of street).
- Label property lines.

- ❑ Legend must identify fence material and location of specific fence designs (open top, privacy).
- ❑ Plans must identify gates locations and trash enclosures with a detailed description and submit sample of materials and design.
- ❑ Plan must identify all existing fence lines.
- ❑ All improvements must comply with Daybreak's Design Guidelines.
- ❑ \$75.00 Design Review Fee.
- ❑ Townhome Residents: The Governing Documents for several Townhome Associations require homeowners to irrigate and maintain fenced in yards. If you live in a townhome, please check your Association's Governing Documents for your maintenance responsibility.
- ❑ All approvals are valid for 1 year. If your approval expires before your project is completed, you will need to submit for an extension or re-submit your plan.
- ❑ With your approval letter you will receive an approval notice to post in your front window during installation of your project. Once your project is complete, please sign and return this permit to the HOA office,

Please reference the Resident Guidebook for Design Guidelines or livedaybreak.com for additional information and prohibited plant list.



PLOT PLAN

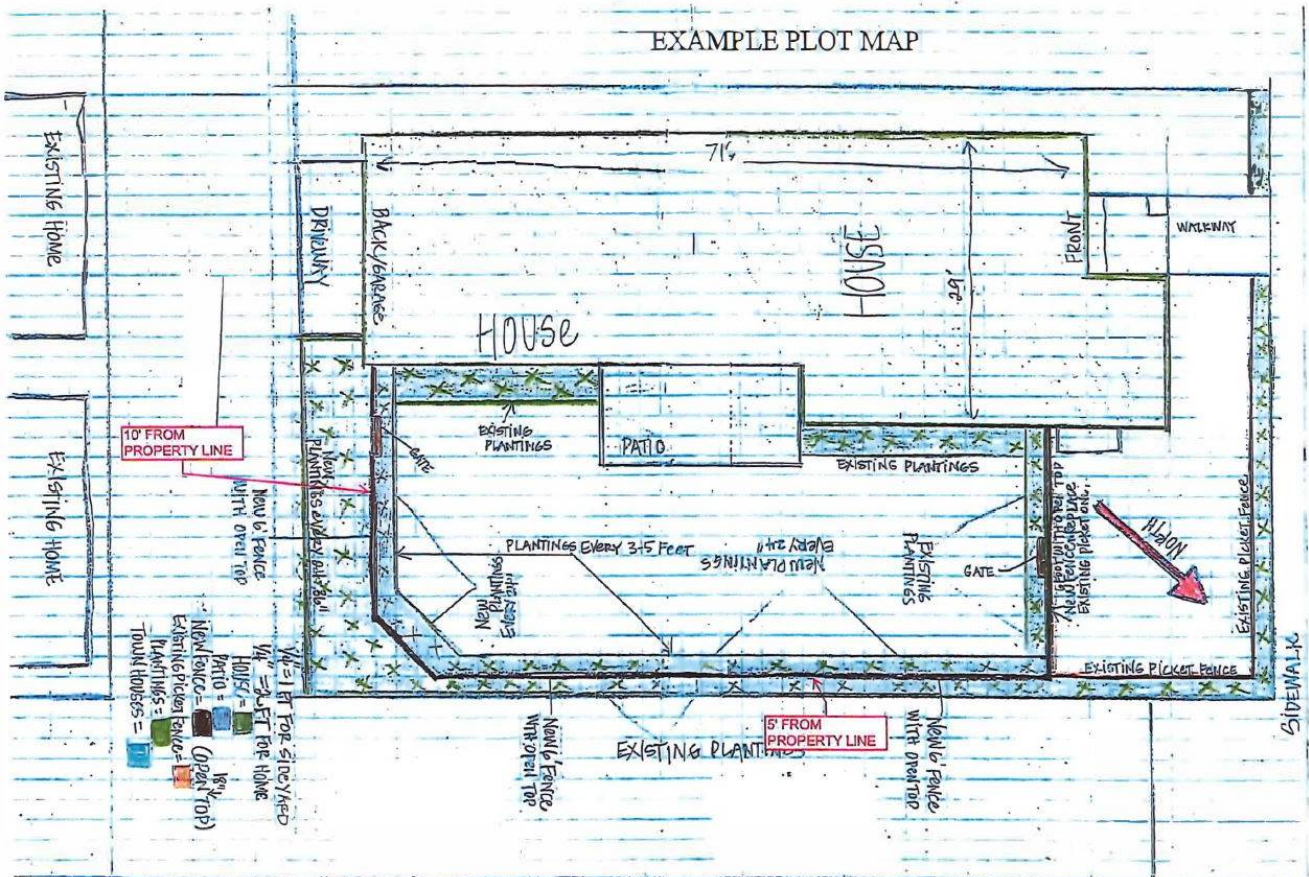


Site Plan

DAYBREAK

South Jordan, Utah

EXAMPLE PLOT MAP



11274 S. Kestrel Rise Road | STE F | South Jordan | UT | 84009

Phone: 801-254-8062 | Fax: 801-254-3240

SPECIFIC GUIDELINES

Fencing

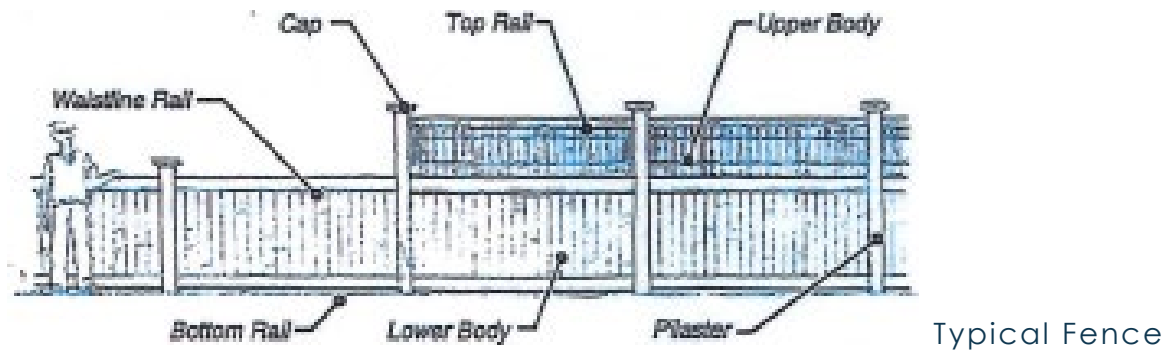
Construction

Fences at Daybreak are made up of several required elements: pilasters (posts); horizontal rails at bottom, waistline, and top; and infill boards called the "main body" and "upper body." Fencing may be site-constructed or prefabricated, in module widths between 6' and 9'. Except for pilasters, all fencing components should be visually consistent with common lumber sizes and construction.

Pilasters should be sized appropriately to their material; for example wood or wood-like products in 6x6s, brick or stone ranging from 14"x14" and 20"x20". At key points, such as a corner, brick or stone may be more massive, up to 32Dx32". Caps on pilasters are required; they may be very simple or decorative. Caps and design embellishments may extend above the fence height limit.

Rails must be expressed externally to the body on a public or neighbor's side of the fence. Bottom and waistline rails must be at least 3 1/2" on the vertical, and are commonly 1x4 or 1x6 members. Top rails are often smaller elements, in keeping with a finer scale in the upper body.

The main body of the fence may fully block views in order to create privacy in backyards. The upper body is located in the top 18-24" of the fence, and may be solid when facing other lots, but must have a transparency of at least 30% when facing streets, alleys, or other public spaces. Infill boards may be one consistent width or vary to create patterns. They may be lapped, butted tight, or placed with gaps to create transparency. The upper body- should not extend beyond the top rail.



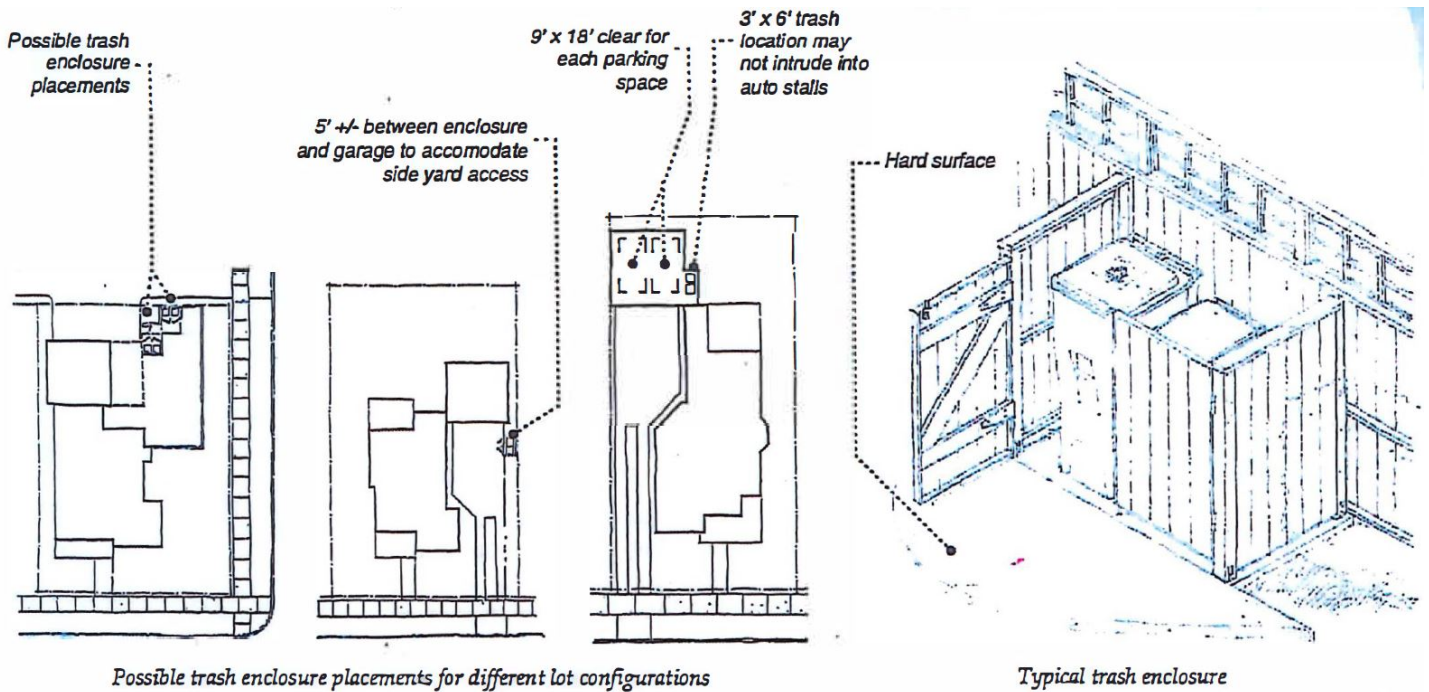
Typical Fence



Fence with brick pilaster

SPECIFIC GUIDELINES

Trash & Recycling



The City of South Jordan will provide trash receptacles for homes at Daybreak.

Alley Lots must screen trash by placing receptacles behind the privacy fence, within an enclosed trash storage area.

Side drive and front recessed lots should have enclosures between the driveway and the side property line, located as far back as practical. When side yard enclosures are impractical, receptacles may be placed in the garage. In this case, a 3' x 6' area that doesn't intrude into the 9' x 18' parking space must be provided.

Trash enclosures should be of similar form, material and color as the privacy fence. Screening must exceed the height of the receptacle by 1' and must not exceed a height of 6'.

If compost containers are prefabricated, they may be kept in the garbage enclosure.

If compost containers are open-air, they must be kept within the fenced rear yard in an inconspicuous location.