



Notice to all Owners

Please read the following carefully before signing

The information furnished here is not intended to be a complete list of *Environmental Control Committee (ECC)* requirements. It is furnished to make you aware of some of the ECC requirements that pertain to the construction of *homes within the Silver Lakes Association (SLA)*.

LOT OWNERS ARE RESPONSIBLE FOR ENSURING THAT ALL BUILDERS, CONTRACTORS, MATERIAL SUPPLIERS AND OTHER PARTIES (“CONSTRUCTION PARTIES”) PERFORMING CONSTRUCTION ON, OR ASSOCIATED WITH CONSTRUCTION ON YOUR LOT ARE IN COMPLIANCE WITH THE COVENANTS AND RESTRICTIONS, ECC ARCHITECTURAL GUIDELINES, AND RULES AND REGULATIONS THROUGH THE CONSTRUCTION ON OWNER’S LOT. LOT OWNER WILL BE HELD LIABLE FOR ALL FEES, COSTS, EXPENSES, FINES, CLAIMS, LIABILITY, AND DAMAGES ARISING FROM THE CONSTRUCTION ON OWNER’S LOT BY OWNER AND/OR ANY CONSTRUCTION PARTIES.

The Current Covenants and Restrictions, ECC Architectural Guidelines, and Rules and Regulations, (“Governing Documents”), may be found on the Association website at www.silverlakesassociation.com.

1. All construction within The Silver Lakes Association must be in compliance with San Bernardino County Building Code(s), in addition to the Governing Documents. Homeowners shall first obtain approval from The Silver Lakes Association Environmental Control Committee before obtaining San Bernardino County approval.
2. All construction must conform to the plans approved by the ECC. No changes to approved plans may be made without ECC approval. Any changes made to the construction plans subsequent to ECC approval must be approved by the ECC prior to the start of construction.
3. Prior to the commencement of construction on any Lot, lot owner must confirm in writing to the ECC that the following items are present on Owner’s lot.
 - a. One covered steel trash bin with a minimum capacity of three cubic yards designed to contain all construction debris and trash, capable of withstanding prevailing winds ensures the debris and trash will not be visible from another Lot or the Common Area. (Trucks, trailers, or homemade bins shall not be used for storing trash and debris.) NOTE: The trash container is to remain on the Lot until the Compliance Administrator or Designee performs the final inspection. The Lot Owner shall ensure that all contractors and subcontractors working on the job site properly dispose and contain trash and debris on a daily basis. Lot Owner understands, acknowledges, and agrees that the Association has the right to enter the Owner’s Lot to clean up trash and debris which is not properly contained or disposed of. Lot Owner shall be responsible for all labor and equipment costs, liability and damages incurred by the Association in connection with cleaning or containing trash and debris from the Owner’s Lot.
 - b. An enclosed portable lavatory must remain on the job site until the project is completed.
 - c. A construction power pole.
4. During construction Owner shall be responsible for providing the Compliance Office with a copy of the County inspection report at each inspection. A digital copy is acceptable.
5. You must maintain safe conditions on the job site. All trenches must be covered and barricaded daily when unattended, and when work has stopped for the day. Trenches shall NOT be left open longer than necessary.

6. All construction, except landscaping, must be completed within twelve (12) months of the ECC plan approval. Extension requests must be submitted in writing for review and approval.
7. The pouring of concrete may begin at 6 am. Concrete finishing is permitted after 6:00 pm. NO other construction work is permitted before 7 am or after 6 pm.
8. Nuisance Conditions:
 - a. Loud music is not permitted.
 - b. Fishing in SLA lakes is not permitted by contractor or contractor's employees at any time.
9. Unattended animals are not permitted on Owner's Lot at any time during construction.
10. In the event of a violation of the Governing Documents or a deviation from the approved plans, the Lot Owner shall bring the Lot or construction into compliance by the deadline stated in the Notice of Violation or noncompliance. Failure to meet the compliance deadline will result in a hearing and subject the Lot Owner to fines or other enforcement. (Notice of Violation) (see Fine Schedule in Architectural Guidelines and Rules and Regulations).
11. NOTE: Utility lines are installed underground across the Lot frontage within recorded easements. Lot Owner assumes responsibility for any damage to utilities caused by Owner's construction.
12. Approved portable restroom and trash bin must be removed prior to final landscaping inspection. The refundable deposits are issued in two separate checks (build refund \$1000.00, landscaping refund \$1000.00).
13. Lot Owner shall obtain written permission from the property owners of adjacent lots prior to using any adjacent Lot for storage of construction materials and or use of water and power. Lot Owner shall be responsible for cleaning and restoring any adjacent lot to its condition prior to Owner's use of the lot prior to final inspection by the Compliance Administrator or Designee.
14. Lot Owner shall provide proof of insurance either under the Lot Owner's own policy or as an additionally named insured under General Contractor's insurance policy prior to commencement of construction.
15. Owner shall provide the Association, prior to commencement of construction, with proof of insurance for all Construction Parties covering general liability and personal property damage, worker's compensation, and automobile liability. A certificate of insurance with a 30-day cancellation notice shall be provided.

The undersigned Owner understands, acknowledges, and agrees to comply, and to ensure that all Construction Parties comply with the above requirements and the Governing Documents.

Owner: _____ Date: _____

Address: _____ Tract: _____ Lot: _____

New Dwelling Submittal Checklist:

Please check the following items that apply to your house plans.

Address: _____ Tract: _____ Lot: _____

Check List			
Detailed Plot Plan:			
Square Footage (minimum 1800 sq. ft.):			
Setbacks (clearly defined):	Front: _____	Rear: _____	Left: _____ Right: _____
Grading Plan:			
Elevations:	Front: _____	Sides: _____	Back: _____
Garage Size:	One Car:	Two Car:	More:
Garage Door:	Color:		
1 or 2 Story:	One:	Two:	
Air Conditioner: (roof/window mounted not permitted)			
Evaporative/Swamp Cooler: (roof/window mount not permitted)			
Floor Plan:			
Foundation:			
Exterior Lighting:			
Roof Pitch:	Roofing Material:	Color:	
Plumbing:			
Electrical:			
Dock/Deck/Catwalk:			
Patio:	Covered: _____	Open Lattice: _____	
Exterior Material:	Finish:	Color:	LRV:
Trim:	Finish:	Color:	LRV:
Eaves/Fascia/Gables:	Finish:	Color:	LRV:
Wall/Fencing (block, wrought iron, vinyl):	Height:	Color:	
Landscaping Plan (See Current Architectural Guidelines):			

Owner: _____ Date: _____

Contractor: _____ Date: _____

Determination Notification:	
To:	
Date:	By:

Silver Lakes Association Plan Submission Form for Single Family Dwelling

Tract:	Lot:	Date:
Address:		Contractor:
Owner Name:		Address:
Mailing Address:		City/State/Zip:
City/State/Zip:		Phone:
Owner Phone:		Email:
Email:		Contractor License #:
ECC Decision Notice To:		Phone for Notification:

PLAN SUBMISSION REQUIREMENTS:

1. Please read this section carefully. Check your plans for the following items, the omission of any item may result in the rejection and the subsequent delay in approving your plans (unless it can be shown that the omitted item does not apply). Plans must conform with Section 301 (D) of the Uniform Building Code. THE ECC RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PLANS, ESPECIALLY IF INCOMPLETE PLANS ARE SUBMITTED. Plans must include the name(s) of the owner, architect/designer, and contractor.
 - a. Two sets of printed plans and one digital copy showing ALL dimensions: setbacks, easements, landscaping, decks, catwalks, docks, fences, tract, and lot numbers. Plot plans must be 1/8" to 1/10" per foot scale minimum submitted with a \$300.00 project review fee.
 - b. Floor plan and square footage of the living area measured from the inside face of the exterior wall. NOTE: minimum square footage allowed is 1,800 (livable).
 - c. Roof pitch (material, color, etc.) NOTE: Tile is the only acceptable roofing material.
 - d. Elevations (four sides) indicating exterior finishes, materials, trim, fascia, color, special décor, corbels, etc. in detail as well as special exterior design areas (exterior material may be a maximum of 10% wood).
 - e. Cross sections as required to clarify the design of the structure.
 - f. Outside lights (spot, security, etc.) NOTE: The maximum wattage for backyard lighting is forty (40) watts. The maximum wattage for exterior bug lights is fifty (50) watts. The maximum wattage for security spotlights is seventy-five (75) watts. Such lighting must not disturb neighbors and should be used for security purposes only. The maximum wattage for other exterior lighting is sixty (60) watts or LED equivalent.
 - g. Air conditioning and heating layout. Air conditioning condensers must not violate side yard setbacks. NOTE: No units are to be placed on the roof or in windows other than solar apparatus.
 - h. A \$1000.00 contractor's performance refundable deposit which will be held until the construction is completed and inspected by the Compliance Administrator or Designee. Refundable deposits must be paid by the homeowner and will be refunded to the homeowner.

- i. A \$1000.00 refundable deposit which will be held until the landscaping is finished per ECC requirements (Landscaping fines are explained in Section II. D. of the ECC Architectural Guidelines).
 - j. If any similar homes have been built or submitted for review within Silver Lakes, please fill out the Similar Homes in Silver Lakes form (last page).
- 2. After your plans have been approved, you MUST pick them up at the Silver Lakes Association Compliance Office within 30 days of their approval. The ECC meets twice a month to review building plans, landscaping plans, etc. ANY changes to the original plans submitted and approved by the ECC must be resubmitted for approval prior to physical alterations. Contact the Compliance Office for appropriate plan review fees for resubmission.
- 3. Stamped County approved plans must be turned into the Compliance Office prior to the start of Construction.

Owner Signature

Date

Contractors Signature

Date

SIMILAR HOMES IN SILVER LAKES

Where will this home be built?

Tract: _____ Lot: _____

Property Address: _____

Have like plans been submitted or used within Silver Lakes?

YES: _____

No: _____

If yes, provide the address, tract/lot numbers below:

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Street Address: _____

Tract: _____ Lot: _____

Owner: _____ Date: _____

Contractor: _____ Date: _____

False statements on this form may result in rejection by the ECC of these and future plans.