



The Vistas Homeowners Association
 1380 Greg Street, #207
 Sparks, NV 89431
 Phone: 775-786-0500 Fax: 775-786-0504
 Website: www.vistashoa.com

For HOA use only

ACC Meeting Date: _____

Approved as submitted:

Approval contingent upon: _____

ACCESSORY OUTBUILDINGS AND SHED REQUEST FORM

ARCHITECTURAL CONTROL COMMITTEE APPLICATION

Not Approved:

City Permit Required: Yes No

The Architectural Control Committee (ACC) was established to review and approve all improvements constructed or placed on any lot in the community. Applications must contain all the information requested. Any application that does not contain the required information will be returned for additional information, which could delay a decision on the request.

Please complete the following information to assist us in processing your application.

Name of Owner (s): _____

Phone Number (s): _____

Property Address: _____

Mailing Address: _____

Street _____

City _____ State _____ Zip _____

Size of Shed (including Height): _____

Building Material (s): _____

Color of Shed: _____

Roof Material: _____

Completion Date: _____

The following are the Requirements for Sheds in The Vistas:

1. On a separate piece of paper, please include a plot plan indicating where the shed will be built. Clearly show dimensions, location, and distances from the home, fence etc. on your plot plan.
2. Construction must not begin until final approval is received. ***Construction must also be completed in ninety (90) days, once commenced, unless otherwise approved by the ACC. Article III, Section B of the CC&R's state: "Construction of any improvement, once commenced, shall be pursued diligently to completion. Improvements not so completed, or upon which construction has ceased for ninety (90) days...shall be deemed nuisances..."**
3. A building permit from the City of Sparks is required for all sheds over 200 sq. ft.
4. The color of the shed must match existing house color.
5. The roof must be double pitched with color to match existing house.
6. All attempts must be made to not obstruct a neighbor's view.
7. The shed must be behind a six-foot fence with the height of the roof to be a 3 and 12 pitch with walls not to exceed 7 feet.
8. Metal sheds are not permitted in The Vistas.
9. Vinyl sheds will be reviewed and approved on a case-by-case basis, and needs to meet all of the above specifications, and have the same appearance of a stick built shed.
10. Requests for all Accessory Outbuildings and Sheds, and Other Projects must be submitted to the Association office no later than 12:00 Noon on the Friday prior to the Architectural Control Committee meeting. Any changes or revisions to the plans after ACC approval must be resubmitted and brought back to the committee for approval.

- See City of Sparks Code regarding "Location of Accessory Structures" for required setback and location.

Signature: _____

Date: _____