

## **NOTICE TO ALL BUILDERS AND OWNERS**

This document serves as a notice of understanding for builders and property owners regarding certain requirements and obligations in accordance with Highland City regulations. By signing this notice, both the builder and property owner acknowledge and agree to the following:

- a) **Fence Permits:** Prior to the construction of any new fence, or change to an existing fence, it is understood that a fence permit is required SEPERATE from any other building permit. All fences must adhere to the requirements outlined in 3-612.
- b) **Retaining Walls:** ALL retaining walls require a permit from Planning/Zoning. All retaining walls that exceed 4' (four feet) in height measured from bottom of footing OR carry a surcharge, are required to receive a building permit as well.
- c) **Pool Permits:** Prior to the building or installation of any new pool, it is understood that a SEPERATE pool permit is required, distinct from any other building permits.
- d) **Finishing Basements or Other Parts of the Home:** It is understood that obtaining a permit is necessary for finishing basements or other parts of a home, and the appropriate permit application must be submitted.
- e) **Accessory Dwelling Units (ADU):** In the event that all required permits have been submitted and approved, and there is an intention to construct or establish an Accessory Dwelling Unit (ADU), it is required to submit an ADU application for review and approval. This application must adhere to the guidelines outlined in Highland City Development Code 3-624.
- f) **Short-Term Rentals:** For any short-term rental activities, such as Airbnb, it is understood that an application must be submitted and approved through business licensing, ensuring compliance with the requisite conditions outlined in Highland City's Municipal Code 5-24.
- g) **Landscaping Requirements for Front and Side Yards:** Within one year of occupancy or as described in 3-4107 of Highland City's Development Code, it is understood that a minimum of seventy percent (70%) of the area contained within a required front yard or side yard adjacent to a street must be landscaped.
- h) **Landscaping of Park Strips:** The park strip is to be landscaped and maintained using Xeriscape or water-wise methods, as described in 3-621 of Highland City's Development Code.

Furthermore, it is important to note that if a homebuyer purchases a property with unpermitted renovations, additions, or encroachment onto public property, the liability and responsibility for those renovations, additions, or encroachments, are transferred to the new homeowner, regardless of whether they were aware of the existence of such renovations or additions.

By signing below, both the builder and property owner confirm their understanding and agreement with the afore-mentioned requirements and conditions.

Property Owner's Name: \_\_\_\_\_ Date: \_\_\_\_\_