



**DRC Performance Bond Checklist**

Please make sure the following items are completed prior to your DRC Inspection. You may schedule an inspection through Tracy Erickson at the Homestead Court Club. Once your inspection is completed the Performance Bond, less any deductions taken during construction due to violations of guidelines, will be refunded within 14 days, assuming **everything** is completed as listed below and signed by Homestead management. If everything is not completed to DRC standards, 30 days will be allowed to make any alterations to the property before another inspection will be scheduled. The performance bond check will be made out to the individual/company that submitted the W-9. Please read section 7.6 of the Architectural Standards and Guidelines for more details on receiving your performance bond.

- Copy of ILC has been given to Homestead Management for your file.
- Landscaping has been completed as shown on Final Approved Plans.
  - Formal landscaping has been installed and is growing.
  - Automatic irrigation is complete to entire lot, including natural areas.
  - Xeriscaping is completed.
  - No areas with grade steeper than 3-1.
  - Minimum amount and height/caliper of evergreens and deciduous trees present.
  - All areas marked on the plans as natural or original should be undisturbed, if they are disturbed Homestead approved natural materials must be growing. Homestead approved list of seeds and seed distributors are available at the Club.
  - All irrigation lines need to be buried on formal landscaping.
  - All noxious weeds have been removed from the property.
- Dumpster and Port-a-Potty have been removed from the site.
- Driveway has been completed as shown on Final Approved Plans.
- All building materials have been removed from the site.
- All site fencing has been removed.
- If you have a multi-family unit, your account at Homestead Owners Association has been correctly divided.
- Utilities, other than gas, need to be enclosed. Gas must be screened.
- No damage to neighboring lots, Eagle County Roads, curb stop and right of way, or Homestead property.
- Dues must be current and paid in full at time of inspection.
- All DRC conditions set at the time of approval have been met.
- Exterior elevations match DRC file.
- Colors and all details match all color boards presented or on file.
- All interior floor plans and square footage match the DRC file.

**To be filled out by Homestead Management**

The above property was inspected and found:

\_\_\_ to be completed in all aspects of construction, landscaping, and driveway paving, and in compliance with Homestead Design Review Guidelines and all Covenants, Conditions and Restrictions of the Homestead. The Performance Bond shall be refunded within 14 days.

\_\_\_ to not be completed for the following reasons: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Homestead Management Signature:**

**Date:**

\_\_\_\_\_

**Homestead Owners Association**