

CHECKLIST FOR COMPLIANCE WITH COVENANTS

In reviewing construction plans for new homes, the Architectural Committee uses the following checklist for guidance. Prospective builders, including owners and contractors, may use the checklist as a reference to help ensure compliance with the covenants. Review of exterior renovations and additions can become more subjective, but such projects do require approval by the committee.

Authority for the work of the Architectural Committee is stated in paragraph 3 of all Unit Restrictions/Covenants:

*“No building shall be erected or materially altered on any lot in this addition until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to the conformity and harmony of external design with existing structures in the subdivision and as to the location of the building with respect to topography, ground elevation, and neighboring structures by an **ARCHITECTURAL COMMITTEE** composed of three persons to be elected by a majority of the lot owners in said subdivision, each lot entitling its owner to one vote.”*

Approval of construction plans can be granted only by members of the Architectural Committee.

CHECKLIST – NEW HOUSES

Is the proposed structure a travel trailer, recreational vehicle, basement, garage, or any other outbuilding erected or moved onto any lot to be used as a residence either temporarily or permanently? Yes _____ No _____

Will there be prefabricated structures, mobile homes or modular homes moved upon premises at any time? Yes _____ No _____

No underground homes or dome houses of any kind shall be constructed on any lots in this subdivision. Is the proposed structure either one? Yes _____ No _____

Will the lot contain more than one single-family dwelling? Yes _____ No _____

Has the lot been sub-divided smaller than shown on the recorded plat? Yes _____ No _____

Is there a duplication of house plans? Yes _____ No _____
 If so, they shall be permitted only where there are at least three dwellings or lots between the locations of such duplications – Is this the case? Yes _____ No _____

Is the intended structure a single family residence? Yes _____ No _____

Do the structural plans include a private garage attached to the residence for not less than two cars? Yes _____ No _____

Once a structure is started, construction must proceed diligently and be completed within 12 months. Starting Date: _____ Anticipated Completion: _____

No lot shall be used for storage of materials for a period of more than 60 days prior to construction. Earliest date lot to be used for construction material storage: _____

Definition: For the purpose of these restrictions, that side of each lot nearest the lake shall be referred to as the front lot line. Will the structure to be constructed on the lot be closer than 100 feet from the street as designated on said plat, nor closer than 35 feet from the front lot line? Yes _____ No _____

Will the proposed structure encroach upon the permanent utility **EASEMENT** on and along each side lot line in each subdivision, said **EASEMENT** being 20 feet wide with the side of lot line being the center line of said **EASEMENT**? Yes _____ No _____

Is there any **INTERFERENCE** with the established **DRAINAGE PATTERNS** that will be caused by the planned structure? Yes _____ No _____
 If yes, then has adequate provision been made for proper drainage and has the **ARCHITECTURAL COMMITTEE** approved? Yes _____ No _____

Does the anticipated structure conform to the **MINIMUM SQUARE FOOTAGE** requirements for living area? (Consult the following Table for Unit vs. requirements.)
 Unit _____ No. Floors _____ Planned Square Footage _____

Unit	1	2	2ext	3	3ext	4	4ext	5	5ext	6	7
Single floor	n/a	1,500	1,500	1,800	1,600	1,800	1,800	1,800	2,000	1,800	2,000
Ground floor	n/a	1,000	1,000	1,000	1,000	1,000	1,200	1,200	1,700	1,200	1,700
2 nd floor	n/a	1,000	800	800	800	800	800	800	800	800	800

Will the proposed dwelling have a **ROOF PITCH** of less than two inches in twelve inches in all units except Units Five and Seven which require six inches in twelve inches except for planned Mansard style roofs in all units? Unit _____ Roof Pitch _____

Will any other **FLAT ROOF AREAS** (other than Mansard style) exceed 20% of the total roof area? Yes _____ No _____
 If so, are those areas approved? Yes _____ No _____

Are **ROOF SHINGLES** to be wood shakes or simulated wood shingles?

Yes _____ No _____

Any simulated wood shingles must be wood tone in color and must be 322 to 340 lb. (which translates to 30YR) Tamko, Heritage or the equivalent. No shingles weighing less than specified above shall be allowed.

What are the planned specifications? _____

Only for UNIT SEVEN: At least 30% of the exterior of all dwellings in the subdivision shall be covered by rock, brick or other masonry material. The remainder may be covered with wood or asbestos siding. Vinyl and plastic siding will not be permitted.

Is the above requirement applicable? Location of structure to be in Unit _____

; And if in Unit 7, do the plans indicate compliance? Yes _____ No _____

OTHER COMMITTEE ACTIONS

A **STRUCTURE TOTALLY OR PARTIALLY DESTROYED** by fire or other disaster must be rebuilt within 6 months, or the lot shall be cleared of all debris by its owner. **Separate Notification and work closely with owners to lessen any trauma.**

Only those **FENCES** approved by the ARCHITECTURAL COMMITTEE shall be permitted in this subdivision. Any owner must submit his plans for such fence, in writing, to the ARCHITECTURAL COMMITTEE showing the type of material to be used as well as the height and location of the proposed fence. Is a fence anticipated and is a plan available for approval? Yes _____ No _____

Is the anticipated **DRIVEWAY** designated to be of concrete construction?

Yes _____ No _____

VARIANCES

ARCHITECTURAL COMMITTEE may grant such variances as they deem proper **when the circumstances, such as topography, natural obstructions, hardship, or aesthetic or environmental considerations, warrant.** Such variances must be evidenced in writing and signed by at least a majority of the members of the ARCHITECTURAL COMMITTEE. If such variance is granted, no violation of the covenants, conditions or restrictions contained in the declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms or provisions of this declaration for any purpose except as to the particular property or particular provision in the particular instance covered by the variance. Will a variance be required?

Yes _____ No _____

UNIT _____ LOT _____

Comments:

APPROVAL: _____ / _____

DATE: _____