

# Quarry Woods – Architectural Review Committee

Homeowner Checklist – January 26, 2023

The Quarry Woods – Architectural Review Committee (ARC) is currently comprised of five homeowners who volunteer to represent their neighbors with the goal to ensure new construction and property adhere to the established covenants. The Quarry Woods Covenants, Section 6.3, defines the ARC and grants the ARC the ability to make decisions on structures planned. Some of these decisions are not specifically defined in the covenants but are believed to be made for the good of the neighborhood. The ARC is not intended to advance individual member intentions. Please note that as building and design trends evolve, so will this document.

This document is intended to act as a high-level checklist for potential and existing homeowners, builders, property owners and real estate agents who desire to improve properties within Quarry Woods. Please note that existing St. Cloud City Building Codes and the Quarry Woods Covenants are applicable and must be included in any property improvement plans.

Ideally, this document should be used in the initial planning to avoid plan rework, construction delays and unplanned costs.

The following construction points are extracted from the covenants or consistent across existing Quarry Woods homes. The section they are referenced is noted.

- A one-story home should be a minimum of 1,400 square feet – Not including garage, basement or porches (Section 6.2)
- A two-story home should be a minimum of 1,800 square feet – Not including garage, basement or porches (Section 6.2)
- The front entry of the house should be defined by a covered entry consisting of a porch and/or pillars (A design point consistent on Quarry Woods homes)
- For traditional homes with a pitched roof, two or more roof panels should have a pitch of 8:12 or steeper (A design point consistent on Quarry Woods homes)
- For contemporary home designs showing a flat roof or roof panels with a pitch less than 8:12, the ARC may waive the 8:12 roof panel requirement listed above
- A minimum of a two stall garage (A design point consistent on Quarry Woods homes)
- Siding – Wood, brick, stone, metal, vinyl or a combination of the mentioned materials. Wood includes products similar to LP Smart siding. Logs and Masonite are not accepted material (Section 6.4)
- Outside colors – Siding, bricks, stone, trim and roofing should be earth tones. Metal roof accents will be open to consideration. Samples or color swatches must be included in the application (Section 6.4)
- Additional structures such as storage sheds, fences, privacy walls, decks, kennels and antennae are subject to approval. Materials used for additional structures must be of the same material and colors used on the home for siding, trim and roofing (Section 6.13)

- Driveways must be constructed of hard surfaced materials and completed within 9 months of home occupancy / completion (Section 6.6)
- Landscaping must be completed within 90 days of home occupancy – Extensions may be granted based on building conditions outside the control of the owner/builder (Section 6.16).
- The ARC recognizes that there are lots in Quarry Woods that are heavily forested, border the quarries or have other natural features that there is a desire to preserve. This includes leaving vegetation in all states of its life cycle. However, homeowners would be required to remove vegetation that is obstructing walkways, streets, utility access or easements that need to be accessed. If the homeowner is looking to leave the majority of their lot(s) in a natural state, the ARC will work with them and adjoining lot owners to ensure an acceptable plan is put forth.
- Landscaping should not produce drainage issues for surrounding residents.
- Mailbox stands are consistent across Quarry Woods homes and are to be installed as soon as mail is being received. Temporary structures may be used until ground conditions support installation of the permanent mail box stand (Section 6.18) – Ordering details are available.

**Submission process for initial construction or improvements –**

Provide the ARC Chairperson with –

- A hard copy or a PDF document of the plans showing square footage, roof pitches and structure placement on the lot(s)
- Samples of the exterior materials and the colors selected to be used in construction
- Physical samples can be used for approval and will be returned
- A hard copy or a PDF document can be submitted
- Actual materials may be requested if viewing on an electronic device does not accurately depict colors.
- The covenants state that the ARC has 30 days to review and resolve any questions. We realize that this seems excessive but we are looking to approve in a week or less
- The ARC has consistently reviewed, questioned and approved recent applications in less than five working days. It is critical that the builder/homeowner submit needed information in a timely manner to avoid construction delays and potential costs.
- See the covenants, Section 6.3 for details on the approval process.

**ARC Members –**

Murray Mack (ARC Chairperson)	Granite Way S	320-249-1197
Bryant Fritz	3402 Topaz Parkway S	320-293-0046
Jim Dahl	3347 Topaz Lane S	320-310-3538
Marty Nelson Jr	3314 Stone Court	320-583-5000
Denny Niess	3413 Granite Way S	320-492-6509
Dennis Host	3318 Topaz Parkway S	320-249-3540