

VERSAILLES ARCHITECTURAL REVIEW COMMITTEE

REQUEST FOR PROPERTY MODIFICATION

This form is to be used to request approval of a proposed property modification by the Versailles HOA Architectural Review Committee. Please note that Article VI of the CCRs includes: “No building or other structure, fence, wall, parking area, swimming pool, spa, exterior illumination, change in exterior color or shape, or new or modification of a structure shall be commenced, erected or maintained upon....shall be made until the plans and specifications showing the nature, kind, shape, height, materials, and location are submitted to and approved in writing by the Architectural Review Committee...”

“Plans and specifications shall be submitted to the Committee at least fourteen (14) days prior to the commencement of any construction or modification...site plan showing the entire lot...floor plan and elevations of all phases of proposed structure...and a description of all exterior construction materials.”

“If the Committee fails to approve or disapprove said plans and specifications within fourteen (14) days after the same has been submitted to it, they shall be deemed to have been disapproved by the Committee.” The ARC Committee aims to provide responses within a much shorter time; however, this is not always possible. Please plan accordingly.

The ARC Committee’s goals are to ensure compliance with the CCRs and maintain the “look and feel” of the neighborhood while allowing flexibility for modernization of properties within the neighborhood. For modifications that include updates and improvements to a property within the neighborhood, the HOA will ask for signatures of approval from a majority of the homes that have “direct visibility” to the property. If the majority of neighbors support the change, it will be considered as an improvement to the neighborhood and the ARC looks to support these situations.

To request an approval, please provide the following information:

Name: _____

Address: _____

Phone: _____

Email: _____

Date submitted to ARC: _____ Proposed Start Date: _____

Description of the change: _____

Are any changes proposed to the following (and include updated plans/drawings):

Y/N Site Plans showing the entire lot

Y/N Elevations of all phases of proposed structure

Y/N Exterior construction materials

Y/N Exterior color or visual appearance

Please indicate if proposed modifications require a deviation to any of the CCRs in ARTICLE VII and provide additional details if this (please refer to CCRs for complete description of each paragraph).

Y/N 7.1 Lot is only to be used for one single family residential building

Y/N 7.2 Each residence limited to occupancy by a single family

Y/N 7.3 Fully enclosed garage required. Minimum 2 standard vehicles. No carports.

Y/N 7.4 No lot may be subdivided

Y/N 7.5 All driveways shall be constructed of concrete or similar material subject to the written approval of the Committee

7.6 Prohibited uses:

Y/N a. No temporary buildings, trailers, mobile homes

Y/N b. No boats may be parked in driveway or yard

Y/N c. No commercial vehicles with advertisements may be parked overnight

Y/N d. No vehicles with flammable cargo

Y/N e. Only functioning passenger vehicles with current registrations may be visible

Y/N f. No temporary structures, trailers, shack, barn, storage tanks

Y/N g. No oil drilling

- Y/N h. No livestock or poultry. Household pets only, limited to four (4) per house
- Y/N i. No waste dumps
- Y/N j. No individual water supply system
- Y/N k. No individual sewage disposal system
- Y/N l. No living in the garage
- Y/N m. No Air conditioning in front of residence or installed in any windows
- Y/N n. Antennas should be placed on side or back of house out of view and reasonably screened from view (See Amendment I)
- Y/N o. No business activity shall be conducted on property. (read CCR for exceptions)
- Y/N p. FENCES: very specific, if changing fence, read in detail
- Y/N q. Playhouses, dog houses, greenhouses, gazebos allowed but must be limited to 12' height and architectural design and color conform to main dwelling. (see Amendment I)
- Y/N r. No landscaping which interferes with public utilities
- Y/N s. Lot elevation, grading, slope, drainage plan may not be altered without approval by Committee. Details on RETAINING WALLS, read in detail.
- Y/N t. No signs for advertising (other than for sale/for rent)
- Y/N u. No outdoor clothes lines
- Y/N v. No outdoor burning, other than outdoor fireplaces
- Y/N 7.7 Minimum square footage 2750, ground floor must be minimum of 65% of air-conditioned square footage.
- Y/N 7.8 Building Materials – minimum 80% brick, brick veneer, stone, stone veneer or other masonry material approved by Committee. Roofing- 240 lb/ft² fiberglass of Elk Prestige II type in Weathered Wood or other color approved by Committee.
- Y/N 7.9 Side Line and Front Setback requirements
- Y/N 7.10 Waiver of Setback requirements
- Y/N 7.11 Fences and Walls – 8 ft height limit, no closer to street than main dwelling, must be red cedar. Any wrought iron must be painted black. No chain link or woven wire fencing. LOTS of regulations, please read Amendment I.
- Y/N 7.12 Sidewalks must conform to city requirements.
- Y/N 7.13 Mailboxes must be brick, masonry or other approved material in conformance with main dwelling structure. No metal, wood, fiberglass, plastic, or post mounted mailboxes
- Y/N 7.14 Chimney flues- sides visible from street must be same material and match main dwelling. Must have metal top cap, no exposed pipes or flues. Amendment I.

- Y/N 7.15 Windows – window jams and mullions shall be anodized aluminum or wood. Front elevation windows need baked-on painted aluminum divided light windows.
- Y/N 7.16 Landscaping – fully sodded front and side yards with underground irrigation systems. Minimum requirements for trees and shrubs. Updated in Amendment I.
- Y/N 7.17 General Maintenance
 - a. Replace rotting wood, paint when needed, maintain your house, mow and edge your grass.
 - b. Association to maintain screening wall along Carroll
 - c. Association to maintain common areas

Signatures from Adjacent Neighbors indicating no objections to improvement/changes

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

Name: _____ Signature: _____ Address: _____

ARC Decision: APPROVED DISAPPROVED More information requested

ARC COMMENTS/RATIONALE _____

ARC Committee Signature: _____ Date: _____