

Chief Cliff Estates Architectural Control Committee
Application

(VERSION 02/11/2026)

Application for home construction or modifications of buildings and other structures such as shops, garages, or sheds.

(Please insure you are completing the current version, if in doubt e-mail Dean Christopoulos at chiefcliffestateshoa@gmail.com for the most recent version).

Current version must be within 12 months of application date or 02/11/2026. whichever is later.

A \$2000 bond is required with the completed Chief Cliff Estates Architectural Committee initial application. Supplemental applications for additional buildings and other structures generally will not require a bond after the 1st bond and application has been processed.

Decisions about whether a bond is necessary will be determined by the Architecture Review Committee in circumstances that do not involve the construction of the home in the application. This bond will be fully refunded after successful committee review that all construction has been completed as portrayed in the application.

**Please inform the committee when you have completed construction.
The committee will review and refund the bond within 30 days.**

Make a check out to Chief Cliff Estates HOA and attach with a paperclip to the application.

Applications without the \$2000 bond will be returned as denied.

If construction is not completed as portrayed in the application, all or part of the bond may be retained by the HOA.

Decisions as to extension request, all or part of bond refund due to construction out of application, are the responsibility of the Chief Cliff Estates Architectural Committee.

Note: application version must be dated within 12 months of application use/ otherwise request a current version from HOA secretary.

Date: _____
Lot Number: _____
Lot Owner(s): _____
Phone Number(s): _____
Physical Address: _____
Mailing Address: _____

Required information for approval of proposed construction:

A copy of the septic permit within 90 days of being approved for building.

A copy of the electric service permit within 90 days of being approved for building.

A detailed layout plot plan drawing to scale including:

- Location of proposed structures, well, septic, electric, and driveway.
- Setback lines.
- Structure to road and property lines.
- Minimum requirements are:
 - * 45 feet from road property line as defined by edge of road.
 - * 20 feet from neighboring property lines.

Plans/ specs with dimensions of the proposed building and/ or structures should submit a copy of blueprints. Smaller outbuilding and other structures such as a shed may use detailed plot plan drawing to scale. A photo of what the building and/ or structure will look like is most helpful.

Any new construction of buildings and/ or structures that were not included in an earlier approved application require a new application prior to the start of any construction.

NOTE: Minimum requirements are:

- Minimum of 1100 sq. ft. living space at ground level.
- Two story homes are only permitted on lots 101-116, 208-209, 308-309, 408-409.
- All other lots must be one story with or without daylight basement. No walkout basements are allowed on these lots.
- Buildings and/ or structures must be constructed of new materials. No old buildings to be used.
- Only new materials, except used materials for aesthetically suitable bricks or beams.
- Class A or B rating by National Fire Protection Association.

Building Application Type: Check Appropriately

Home ____ Shop ____ Both ____ Other Structures ____

Square footage of living space on ground level of proposed Home is: _____

Total living space square footage is (if 2 story): _____

New material construction type:

Foundation type _____

Roof material _____
Roof pitch _____
Roof color _____
Siding material _____
Siding color _____

Exterior surfaces must use earth tone colors. The committee will have final say on what is earth tone.

Class A or B rating by National Fire Protection Association –
Rating is: _____

Proposed start date of construction of residence _____

Proposed completion date of construction of residence _____

Help us protect our dark skies – all outdoor lighting should be downward focused. Please resist the urge to leave outdoor lights on all night. Better to utilize outdoor lighting when it is needed.

If house dwelling is a pre-built home, complete the following:

Home type:

Modular _____ or Double wide _____

Permanent perimeter foundation type: _____

Roof material _____

Roof pitch _____

Roof color _____

Siding material _____

Siding color _____

Minimum requirements for pre-built modular or double wide are:

- For the placement on permanent perimeter foundation.
- Natural earth color of wood, Amazonite or vinyl siding
- Minimum roof pitch 4/12

Additional building(s) and/ or structure(s) square footage:

NOTE: must be similar to house. All buildings, including guest home, tool shed or barn shall be in keeping with the architecture of the other buildings, kept in good repair and appearance, and maintained in a sanitary condition. Additional details can be found in the covenants section I, II, and III.

Building and/ or structure name _____

Square footage _____

New material construction type:

Roof _____

Siding _____

Building and/ or structure name _____
Square footage _____
New material construction type:
Roof _____
Siding _____

Building and/ or structure name _____
Square footage _____
New material construction type:
Roof _____
Siding _____

Chief Cliff Estates Architectural Committee has 30 days from the receipt of all required documents to approve or deny application.

I/ we understand that prior to initial residential construction or site preparation, a septic permit must be secured by lot owner.

Owners initials: _____

I/ we understand the dwelling shall not be occupied until time as the exterior work is completed, and all plumbing fixtures and utilities are installed.

Owners initials: _____

I/we understand that there is a limit of 90 days a calendar year in which an RV/ camper/ trailer may be used on the property. Outside of the 90 days a year limit of use of RV/ camper/ trailer such should be stored inside a structure such as a garage or shed.

Owners initials: _____

I/ we understand that Chief Cliff Estates is located in a high wind area and that the owner is responsible to the proper disposal of trash during construction and afterwards.

Owner initials: _____

I/we understand the Permitted Construction Hours:

Exterior construction activity and the use of noise-producing power tools and equipment shall be permitted only between the hours of 7:00 AM to 10:00 PM, seven (7) days per week.

Owners initials: _____

I/we understand the Quiet Hours:

Outside of the permitted hours stated above, no exterior construction activity, power-tool use, heavy equipment operation, or other construction-related noise shall occur if such activity is audible beyond the property line.

Owners initials: _____

I/ we understand that we wish to be pleasant, respectful neighbors. So will have only approved listed livestock, and/ or animals on our property. We will keep dogs quiet, and our pets confined to our property. Also, please be safe, as we have lots of wildlife in the area such as snakes, deer, coyote, skunks, etc. Keep pet food and trash secure.

Owners initials: _____

I/we understand that should the proposed construction deadlines become unlikely to complete, that a letter of extension will need to be submitted to the Chief Cliff Estates Architectural Committee at least 30 days prior to the construction deadline date.

Owners initials: _____

**Communication is crucial – let us know what is going on and what to expect.
The extension letter should include:**

- Detailed communication as to the scope of what will not be completed on time.
-
- Explanation as to why the deadline will not be met.
-
- Dates as to when the construction is expected to be completed.

Form submitted by: (Print)_____

Signature : _____ Date ____/____/____