

Architectural Control Committee Approval Application

This questionnaire is not intended to be all inclusive of the rules and regulations for Falcon's Ridge Subdivision. Please see the Architectural Control section Article VI of the Falcon's Ridge Declaration of Covenants, Conditions and Restrictions for complete information.

We strive to keep compliance with the covenants as simple as possible. The purpose of the Architectural Committee is to ensure that improvements to the lots do not violate any of the covenants and are in harmony with the community. Wherever possible, the committee will be broadminded in interpreting plans submitted for approval. We recognize that portions of the Covenants are incorrect or contradictory therefore some of the below statements are interpreted to counter those discrepancies.

Please fill out the below requested information and check those following statements which are applicable to your project(s). Please include a sketch of the positioning of a structure or driveway as it would appear on the lot, the dimensions of a structure's ground floor, a sketch or photo similar to the planned structure, and the material and its color to be used on the siding. The application and relevant documentation can be submitted to president@falconsridge.com or mailed to HC 89, Box 801, Willow, AK 99688. Note: The mailing address listed in the Covenants regarding the Architectural Control Committee is obsolete and incorrect. Feel free to contact the Board president with any questions or if you require a copy of the covenants.

Owner(s) Name:

Lot/Block:

Contact Address:

Contact Phone:

Contact Email Address:

____ I/We have received and read Articles VI,VII and VIII of the Declaration of Covenants, Conditions and Restrictions pertaining to lot improvements, maintenance and use.

Type of Project(s) seeking approval for per Art. VI Section 1 (Ex: dwelling, garage, gazebo, etc.):

DRIVEWAY [Art. VI Section 1 (a)]:

____ Alteration of an approved driveway that already exists.

____ A new driveway will be constructed according to Covenant requirements and lot condition. When a ditch exists next to the road, a 12" culvert will be installed so as to keep driveway level with or higher than the road. Note: Mat-Su Borough Public Works Dept. permit is not required.

ALLOWED STRUCTURES [Art. VI Sections 1 (b - d, g)]:

____ The proposed new structure will be a minimum of 25 feet from any lot line. Any exceptions must be in accordance with existing covenants at time of approval.

____ The proposed new structure will be of the same quality, workmanship and material as any existing structures, provided those existing structures are of previously approved construction.

___ The structure will have a proper and sound foundation with siding of log, wood or other material with a wood-look appearance. Note: There is an approved amendment that now allows “wood-looking” materials.

___ The minimum ground floor size of a single-family dwelling will be 480 square feet.

___ The maximum size of a guest house will be 500 square feet.

___ The dwelling or the guest house will be limited to no more than two stories above ground.

___ The garage will be attached to the dwelling.

___ The maximum size of a first detached garage will not exceed 1400 square feet.

___ If no attached garage, the maximum size of a second detached garage will not exceed 900 square feet.

___ One (1) detached screened porch, gazebo, or similar structure will be limited to 300 square feet or less.

___ ONE (1) sauna/steam structure or similar structure will be limited to 240 square feet or less.

___ An open-sided woodshed is planned, and included is an illustration with dimensions stated.

___ The exterior of existing structure is being modified, and specifics on the improvements are attached.

___ One (1) insulated generator shed not to exceed 100 square feet.

___ One(1) outhouse not to exceed 60 square feet.

___ Septic, Well and Heating Fuel Storage tanks will comply with all State and local statutes and ordinances.

PLEASE ACKNOWLEDGE THE FOLLOWING RESTRICTIONS AND REQUIREMENTS [Art. VI, Sec. 1 (e)]:

___ Clearing of any standing trees is limited to 20% or less of the total standing trees on the lot with the exception of those cleared to provide for the construction of a driveway or permitted structures, to remove beetle killed trees or other trees presenting a fire hazard, to facilitate proper drainage, or for installation of utilities. No clearing is allowed within 25 feet of a lot line except for dead trees or those that present a safety or fire hazard.

___ All stumps (root balls) and vegetation disturbed during construction has been or will be buried, cut to ground level, or removed from the lot and the disturbed area seeded, landscaped or re-vegetated.

FENCING/ WALLS [Art. VI Sec. 1 (f)]:

___ The structure is a perimeter fence or wall and complies with all statutes and ordinances of the Matanuska-Susitna Borough. A depiction of the location and description of materials are attached.

***** **For Architectural Control Committee Usage** *****

____ Committee member approved

____ Committee member denied

____ Committee member approved with conditions as follows: _____

_____ Date

***** **For Executive Board Usage** *****_

____ Board approved

____ Board denied

____ Board approved with the following conditions: _____

_____ Date