

Twin Lakes Estates Construction Blueprint and Site Plan Review

The items listed below are mandatory elements for approval.

Complete blueprints with all the requirements listed below are to be submitted at one time as a complete package. No partial or incomplete submissions will be accepted. Home interior and exterior must maintain or improve upon existing TLE homes in terms of square footage, style and quality.

All requests must include the following:

Roof style and color must be approved in advance. To be submitted along with blueprints.

Paint scheme must be from ACC pre-approved color palate. Roof and paint scheme request to be submitted together with blueprints.

All front elevation columns including but not limited to the front porch and/or front door entry must have a 12:1 ratio for their height in feet to the diameter in inches. Example, 8-foot-tall column is to be 8 inches in diameter. This does not apply to craftsman style columns which will be considered on a case by case basis.

Landscape plan. Show placement, species, size and quantity for each plant. Minimum of two trees (species size must be a minimum of 15 ft. at maturity) At least one must be planted forward of the front plan of the house. Saplings must be at least 6 feet tall above ground and a minimum of 2 inches in diameter when measured 1 foot up from the ground level.

Irrigation. Must provide even coverage (volume per square foot) for all areas covered with sod and plants. Front and side perimeters of the house and any detached buildings must be landscaped.

Site plan. Show grading of site for proper drainage.

Include truss layout for any covered side or rear decks.

Minimum of 1'6" overhang on all sides including any covered deck.

Hose bibs. 3 minimum. Right side and left side HB moved to within 8 ft. of front corner. One Hb on rear of house (on either side of a covered rear deck if applicable).

Lower window lintels must be flush concrete.

Provide a side access door to the garage, grade permitting, with a minimum 4 ft x 4 ft concrete landing that is 4 inches thick.

All windows to be double pane including SGD's.

Front door must have at least a half light with a matching sidelight (no solid front door).

Raised 6" wide stucco band with brushed finish around all exterior windows and doors. Bands and returns to be painted the approved trim color.

Require windows in all bathrooms with an exterior wall. Privacy glass or Glass block.

Show layout of septic system with dimensions relative to the house foundation.

Retaining walls must be engineered plans designed to meet load, constructed of concrete block on engineered concrete footer, all exposed surfaces to be covered with stucco. A decorative stone veneer can be used in lieu of stucco if the same is used as an accent on the exterior of the house. Stucco must be painted the same color as the body of the house.

Adopted by the Board of Directors

March 21, 2024