

### 5.1 PRELIMINARY NEW CONSTRUCTION QUESTIONNAIRE

DATE: \_\_\_\_\_ BLOCK & LOT NUMBER: \_\_\_\_\_  
STREET NAME: \_\_\_\_\_

OWNER: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

BUILDER: \_\_\_\_\_ MAILING ADDRESS: \_\_\_\_\_  
TELEPHONE: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
CELL PHONE: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

1. Describe Exterior materials for the following:

\_\_\_\_\_

a) Wall Materials: \_\_\_\_\_

b) Roof Material: \_\_\_\_\_

c) Driveway Material: \_\_\_\_\_

2. **Estimated** Gross Square Footage of Home: \_\_\_\_\_ (Including 1<sup>st</sup> & 2<sup>nd</sup> Floors, Garage, etc.)

**Estimated** Total Heated Square Footage: \_\_\_\_\_

**NOTE: Attach a photograph or rendering of a home design similar to what is proposed.**

To the best of my knowledge, the foregoing statements are true.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

**THIS IS NOT CONSIDERED A SUBMISSION AS DESCRIBED IN THE  
DECLARATION UNTIL AN ACKNOWLEDGEMENT LETTER HAS BEEN  
ISSUED BY THE MANAGING AGENT.**

Attachment to Form A

**EVALUATION CONSIDERATIONS**

Below are some of the issues that will be considered in evaluating the Design Packages:

1. *Understory clearing:* If understory clearing is necessary for the topo survey work in order to perform the survey itself, the applicant must use the modification form for this purpose prior to any clearing.
2. *Site clearing, understory clearing and house placement:* While it is recognized that homeowners will want to take advantage of opportunities for views on their property, we would emphasize that clearing should be kept to a minimum. Proposed understory clearing will be studied closely when the house is visible from the golf course or other parts of the property. In cases where the house is visible, understory should be left as heavy as possible to aid in screening the house. Any large trees must be indicated on the site plan and approved for removal. Absolutely no tree or plant may be removed from any lot by any person without prior written consent of the Architectural Committee.

Because the inconsistent terrain disallows a rigid rule regarding setbacks, the Committee will study each house placement on an individual basis.

3. *Silt fence location:* Architectural plans which are submitted to the Committee for approval must include a "limit of work" line showing where construction will take place. More importantly, the line will define areas where contractor activities are off-limits.

The contractor must erect a silt fence on-site corresponding to the limit of work line shown on the approved site plan. The fence must be erected after tree clearing. No deliveries, parking or stock piling may occur in the off-limits part of the site. The fence may not be removed or taken apart for any reason. Specifications for the silt fence shall appear on the following page.

4. *Building height:* Residential building heights are to be no taller than two stories from the street level. Exposed foundation height shall be considered on an individual basis based on the topography of the lot.
5. *Roof shape:* Primary roof shape may not be flat. Roof structure for the Main body of the home shall be a minimum of 6:12 and a maximum of 18:12, roof pitch to not exceed 1:2 pitch.

6. *Finished surfaces:* Natural finished surfaces, such as stone, board on board, board on batten, shingle, etc., are preferred. Raw or painted concrete, masonry units, modular block, may not be displayed as a finished surface.
7. *Roof covering:* Roofing materials may be wooden shingles, shakes, slate, or architectural Asphalt Shingles. Standing seam metal roofs may be considered. Plain asphalt shingles are not acceptable in new construction.
8. *Window frames:* Window brand is to be specified. Raw aluminum window frames are not to be used. Sash windows must have a frame to hold panes of glass, which are often separated from other panes (or "lights") by glazing bars, also known as muntin's in the US (molded strips of wood)
9. *Exterior Doors:* Brand and style are to be shown and plain panel doors are not acceptable
10. *Railing design:* Must be shown, dimensioned and in detail.
11. *Colors:* Color or colors to be used on exterior components of the house (fascia, shutters, doors, window frames, etc.) are to be shown. Earth tones and natural colors are encouraged on the body of the house. Colors should be submitted for approval at least 14 days prior to completion of exterior siding.
12. *Flashing material:* Raw aluminum is not to be used. Specify material and color.
13. *Foundation Walls:* Concrete foundation walls on sides and rear of home should be camouflaged as much as possible through use of stucco and/or stone or other approved finish. The ARC requires landscape screening of any exposed stucco foundation walls for the sides or rear of home.
14. *Exterior landscape features:* Location and composition of retaining walls, fencing, signage, hardscapes and lighting must be shown.
15. *Chimneys:* Must have ARC approved chimney caps. Masonry fireplaces are preferred. Prefabricated models will be considered with material of chimney and shroud.
16. *Vent Stacks:* On the rear of the house and to be painted to match the roof.
17. *Exterior Lighting Fixtures:* All permanent exterior lighting must be submitted and approved by the ARC prior to the exterior inspection.