**ARCHITECTURAL CONTROL COMMITTEE CHECK LIST AND GUIDELINES**

**LOT NUMBER:**

**ADDRESS:**

**BUILDER:**

**OWNER:**

**TWO SITE PLANS MUST BE SUBMITTED SHOWING THE FOLLOWING:**

House location, Proposed grades, Significant trees affected, Landscape plan, Driveway location and material, Sidewalk location, Deck or patio location

**TWO COMPLETE HOUSE PLANS MUST BE SUBMITTED SHOWING THE FOLLOWING:**

Exterior elevations, Construction details, Roof pitch, Square footage of all levels, Exterior materials and colors, Type of shingles or roofing materials and color

**Samples of siding, brick or stone, fascia and soffit, window and door trim, and roofing materials, must be submitted along with site plans and house plans.**

Note: One copy of each of the site plans and house plans will be signed by the committee upon approval and returned, the other copy will be retained by the association as a matter of record.

**PLEASE REFER TO THE BY-LAWS OF THE O’DELL’S BAY COMMUNITY ASSOCIATION FOR A COMPLETE LIST OF THE ARCHITECTURAL GUIDELINES. BELOW ARE JUST A SOME OF THE REQUIREMENTS.**

All building exteriors, including application of exterior color, must be completed within six (6) months from the date construction begins.

Plan approval is effective for one year. If all or part of an approved plan is not begun within one (1) year, you are requested to submit plan for re-approval.

Note: If future decks, patios, screen porches, etc. is planned and sufficient information is presently known, we suggest including it for review.

Square footage requirements of the home are a minimum of 1200 square feet for a single story home. A two story home must have a second floor square footage at least 50% of the first floor; therefore a two story home must have a minimum square footage of 1800 square feet.

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Setbacks are 50 feet from the front lot line, 30 feet from the back lot line, and 15 feet from the side lot line.

Roofs must have a minimum roof pitch of 6:12 slope. The structure should have the same roof pitch everywhere, but 2:12 maximum pitch difference allowed, if justifiable.

Garage must be attached and have a minimum of 720 square feet of floor space, however, the committee may approve an attached garage of greater than 720 square feet of floor space based upon it’s proportion to square footage of the living area of the residence.

**NOTE: APPROVAL PROCESS WILL NOT BEGIN UNTIL ALL INFORMATION HAS BEEN RECEIVED**

**ALLOW 10 DAYS FOR ARCHITECTURAL APPROVAL**

**Please be reminded that the Architectural Control Committee approval is required for any change to your lot including, but not limited to:**

**New home construction, Additions (decks, screen rooms, etc.), Re-roofing, Exterior changes, Tree removal (unless trees are dead), Landscaping (tree and shrub planting, Flatwork (driveway, sidewalk, patio), Swing set installation, etc.**