

PINE RIDGE ESTATES

Construction Checklist & Phase Approvals

Architectural Control Committee (ACC) was designed to serve as a system of accountability to maintain and uphold the intended purposes of this developing neighborhood.

Covenants and Restrictions: In an effort to make this process go smoothly, this checklist serves as a condensed, yet by no means comprehensive outline of the basic steps a new owner must follow before building. Please review all covenants for additional information.

GENERAL CONSTRUCTION & COMMUNITY REQUIREMENTS

- 1) New owners must initial and date each page of the Pine Ridge Estates Covenants including any amendments and By-laws. These documents must then be presented to the Board of Directors or the ACC to be kept on file.
- 2) The ACC requires 10 business days to examine any documents and give feedback, either acceptance, limited acceptance with changes, or denial. The ACC will give responses in writing.
- 3) Minimum square footage (heated and cooled) – 2300 sq. ft. All of this square footage must be completed in initial construction. Any “unfinished” area must be in addition to the 2300 square feet, and must be completed within a year of the move in date.
- 4) No above ground propane tanks; tanks must be buried.
- 5) No detached buildings unless approved by the ACC.
- 6) Boats, trailers, etc. must be stored in a garage or totally out of site from any road or common grounds.
- 7) No temporary structures may be erected on property.
- 8) Driveways are required to be completed prior to occupancy.
- 9) ACC must approve driveway design, location, and materials (hot rolled asphalt, brick and/or concrete only) prior to start of construction.
- 10) A minimum of one fireplace required.
- 11) No water may be pumped from the existing ponds for personal irrigation.
- 12) A minimum roof pitch of 10/12 required.
- 13) No front-facing garage doors. Garage door placement of homes constructed on corner lots must be approved before construction begins.
- 14) Limited pet allowances (no horses)...see Covenants and Restrictions
- 15) All homeowners subject to annual dues and maintenance fees as set by Board of Directors
- 16) Special Capital Assessments for the purpose of defraying the cost of any construction or reconstruction, repair or replacement to common properties, may be levied by the Board of Directors in any calendar year.
- 17) All aspects of construction must be completed 1 year from the foundation being poured. Fines may apply thereafter.
- 18) All setbacks and building location must be approved by the ACC.
- 19) No above ground pools.
- 20) Weather permitting, house should be fully landscaped along the front of the house within 120 days after house is occupied and subject to ACC written approval
- 21) All front landscaping must be approved by the ACC and must be properly maintained in a healthy and attractive condition.
- 22) No chain link or privacy (e.g. stockade, vinyl, concrete) fences allowed. All other fences, walls, etc. must have ACC approval before construction begins.
- 23) No playground structures may be visible from any road or common grounds.
- 24) No vehicles (operative or inoperative) may be stored on any property where they are visible from any road or common grounds.
- 25) ACC strives to protect natural views of lakes and common areas.
- 26) There is a ten foot easement around all lakes for maintenance access.
- 27) The ACC may, from time to time, grant variances to any covenants at their discretion. These variances will have no bearing on previous or subsequent ACC rulings.

CONSTRUCTION PHASES

Each of these steps requires the owner/homebuilder to receive written approval by the ACC.

PHASE 1 – Preliminary Plans

- Initialed Covenants provided to the Board or ACC
- Provide the ACC with a preliminary front elevation and projected square footage.

Approval:

Initialed Covenants and preliminary plans for the construction of your new home are approved on this day _____.
ACC Representative: _____

PHASE 2 – Final Plans

- Final architectural plans submitted
- Final site plan submitted
- Construction road damage assessment of \$1,000 paid (*Make checks payable to Pine Ridge HOA*)
- Architectural Approval fee \$100 paid (*Make checks payable to Pine Ridge HOA*)
- Brick and/or stone samples provided
- All exterior paint colors (including front door) provided
- Roofing material sample provided
- Location and design of driveway indicated

If any changes to the home's design, placement, appearance, driveway location, etc. are made during the construction process, an approval form must be filled out and submitted to the ACC for review before changes are started.

Approval:

Items checked above have been completed and are hereby approved on this day _____.
ACC Representative: _____

PHASE 3 – Post Construction

- Approval and implementation of landscape/irrigation plan. Within 120 days of occupancy.

Approval:

Items checked above have been completed and are hereby approved on this day _____.
ACC Representative: _____

Questions?

ACC contact person:

ACC Chairman

Email: acc@pineridgeestates.org

Or contact any ACC member or member of the Board of Directors