



Home Owners Association Inc.

**Application for Architectural Approval**

The Covenants, Conditions and Restrictions (CC&R’s) of property purchased in this development impose rules for the purpose of enhancing and protecting the value, desirability and attractiveness of Pepperwood. The Pepperwood Board of Trustees has adopted this form to help you understand some of the requirements needed before you begin your project. **PLEASE NOTE THAT ANY CHANGES MADE TO YOUR PLANS AFTER THE ARCHITECTURAL COMMITTEE HAS APPROVED YOUR PLANS MUST BE RE-SUBMITTED FOR APPROVAL.**

Please complete this form and submit it with the required checks/deposits to the Pepperwood Manager. (References to Section numbers indicate where additional information can be found in the CC&R’s).

Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone (cell): \_\_\_\_\_ Email: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Date: \_\_\_\_\_ Pepperwood Dues Current: Y \_\_\_\_ N \_\_\_\_

Contractor: \_\_\_\_\_ Phone: \_\_\_\_\_

**Style and Square Footage** (For new construction or additions. Do not include garage in sq. footage)

Square Footage: 1<sup>st</sup> Floor: \_\_\_\_\_ 2<sup>nd</sup> Floor \_\_\_\_\_ Basement: \_\_\_\_\_

Total Square Footage: \_\_\_\_\_ (Min. of 2600 sq. ft. 1-story, 3400 sq. ft. 2-story see Sec. 11.1 b)

Difference between original grade and finished grade in inches: \_\_\_\_\_

House height from final grade at front entrance: \_\_\_\_\_

**Setbacks (in feet) from Easements and Property Line** (For new construction or additions)

Front yard setback from street (sec. 11.2 b): \_\_\_\_\_ Rear yard setback (sec. 11.2 c): \_\_\_\_\_

Non-driveway side yard setback (sec. 11.2 e): \_\_\_\_\_ Driveway side yard (sec. 11.2 e): \_\_\_\_\_

## Exterior Treatments

Please maintain variety and harmony with your neighbors' homes. WORK ON EXTERIOR TREATMENTS MAY BE STOPPED FOR UNAPPROVED CHANGES IN MATERIALS.

Percentage of exterior brick, stone and/or cast stone: \_\_\_\_\_ (50% minimum sec. 11.1 e)

Colors (submit photos or samples) Brick: \_\_\_\_\_ Stone: \_\_\_\_\_

Stucco: \_\_\_\_\_ Roofing color & material: \_\_\_\_\_

Hardiplank Board: \_\_\_\_\_ Other: \_\_\_\_\_

### Please submit the following items with this form:

Four (4) sets of building plans to scale that include the following:

- 1- Elevations with brick/stone percentages, heights from grade and descriptions of materials used.
- 2- Plot plans with home, driveway, outbuildings, setbacks, topographical info and drainage.

\$5000.00 Construction Deposit (to be held in a non-interest bearing account which is refundable upon satisfactory completion of construction). Name on check: \_\_\_\_\_

\$250.00 Plan Approval Fee. All checks to be made to Pepperwood Home Owners Association.

Contractor's Check List (attached) must be included, completed and initialed by contractor and owner.

### Items of Importance (Home Owner must initial each line)

\_\_\_\_\_ Garage is no more than 45% in front of the average front line of home.

\_\_\_\_\_ Driveway is a minimum of 18' wide from street to garage and marked on plans.

\_\_\_\_\_ Exterior materials are clearly stated. Percentages of stone/brick are noted.

\_\_\_\_\_ Landscaping must include a 7 ½ swale along roadways for water retention.

\_\_\_\_\_ Retaining walls and fencing must conform to posted policies.

\_\_\_\_\_ Advertising signs by the contractor or subs is not permitted on the property.

\_\_\_\_\_ I UNDERSTAND THAT CHANGES CANNOT BE MADE AFTER MY PLANS HAVE

BEEN APPROVED WITHOUT ADDITIONAL APPROVAL BY THE COMMITTEE.

**Construction Check List (must be initialed by contractor)**

\_\_\_\_\_ A portable toilet must be available at the job site during all phases of construction (until a functional facility is completed in the home) and must not be placed within the Pepperwood common areas. I understand that there is a \$50 per day fine if absent.

\_\_\_\_\_ A trash receptacle must be kept on the job site during construction. A \$50 per day fine will be given if absent or if trash is blown off of property. Site must be kept clean.

\_\_\_\_\_ No fences will be built forward of the average line of the dwelling.

\_\_\_\_\_ I understand that Architectural Committee approval may take up to 30 days to complete. I also understand that ANY CHANGES IN BUILDING PLANS MUST BE APPROVED BY THE COMMITTEE.

\_\_\_\_\_ Parking and placement of all equipment, vehicles and materials must be off of the street. If the parking of vehicles is not available on site, parking on only one side of the street is permissible.

\_\_\_\_\_ The parking, driving, or placement of materials on bike paths is prohibited.

\_\_\_\_\_ I understand that no roads or bike paths can be cut without prior approval from Pepperwood. Any damage will be the responsibility of the applicant and repairs must meet the approval of the Architectural Committee.

\_\_\_\_\_ Any damage to roads, bike paths, neighboring property, utilities and any Pepperwood property during construction will be the sole responsibility of the applicant.

\_\_\_\_\_ Non-compliance with the agreements herein can result in fines from \$50 to \$500 that will be deducted from the builder's deposit. Fines may be appealed with the Architectural Committee.

Home Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Contractor Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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(For office use only)

Deposit Check Received: \_\_\_\_\_ Date: \_\_\_\_\_ Plan Review Fee Received: \_\_\_\_\_ Date: \_\_\_\_\_

Deposit Check Returned to: \_\_\_\_\_ Date: \_\_\_\_\_ Amount: \_\_\_\_\_



