



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: 1st Floor: _____ 2nd 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: _____

(For office use only)

Deposit Check Received: _____ Date: _____ Plan Review Fee Received: _____ Date: _____

Deposit Check Returned to: _____ Date: _____ Amount: _____

