

Arrowwood Homeowners Association

Application for Architectural Control Committee Approval

The Arrowwood Architectural Control Committee (ACC) has been formed to maintain the subdivision as a first-class residential real estate project. When an owner wishes to construct a home or other improvement, remodel the exterior of an existing home or otherwise alter a building lot appearance, an application must be made to the ACC. The ACC will use the information requested in this application to review the proposed construction for compliance with the Declaration of Covenants.

Brent Martin
bkproservices@gmail.com

Lance Clark
lclark@ident.solutions

David Beck
dbeck@dlbeck.com

All outstanding Association dues/fees/fines must be paid prior to Application submittal.

All fees payable to " Arrowwood Homeowners Association" and should be mailed to:

Kevin Peterson, Arrowwood HOA secretary/treasurer
284 Saint Joseph Ave
Long Beach, CA 90803

One set of drawings, sketches and this completed application should be emailed to:
Kevin Peterson at k.l.peterson@icloud.com

Owners Application Fee

- New home construction (living quarters) - \$250.
- New garage / out building only construction - \$50.
- All other outside work (fencing, patio, etc.) - no charge

Contractors Construction Deposit (Refundable upon satisfactory compliance with the Construction Rules in Section I)

- New Home Construction - \$2,000.
- New Garage / Out Building - \$500.

COMPLETE THE APPLICATION AS FOLLOWS:

Section I – Provides building rules that must be followed during construction in order to be in compliance with Arrowwood Covenants, Conditions and Regulations.

Section II - Provide general information about the owner, architect/designer, and contractor.

Section III - Provide information about checklist requirements.

Section IV - Complete the checklist to assure all required information on the site, building elevation, floor plans and landscaping is included. Any items that are not applicable for the submitted application should be marked with "N/A". Any Declaration of Covenants variance, non-compliance or omissions of applicable items requested in the Sections II and III must be explained in the "Exceptions" subsection.

Section V - Complete "Homeowner Agreement" signature page.

The approved application is required to obtain the Fremont County building permit. The application must be approved by the ACC prior to commencement of any work.

Section VI - Complete Part A of the "Closeout" form after all exterior work is completed, and then submit the "Closeout" section to the ACC to prompt arrangement for final review. The ACC then has up to 60 days to review the work. If the ACC finds that work was not done in substantial compliance with the approved plans, action shall be taken in accordance with the Declaration of Covenants.

Application for Architectural Control Committee Approval

Section I - Arrowwood Construction Rules

Pursuant to Articles VI of the Arrowwood Covenants, Conditions and Restrictions, the following rules are provided to insure construction in the Arrowwood Community is in keeping with the goal insuring that new construction is not detrimental to the surrounding area or Arrowwood as a whole and that the appearance will be in harmony with the surrounding structures.

1. No structure shall be greater than forty (40) feet in height. Building height shall be measured from the lowest existing grade to the highest point of the roof structure, but shall not include chimneys, vents or antennas.
2. The principal residence (excluding the garage) shall have a minimum floor area of one thousand five hundred (1,500) square feet and a maximum floor area often thousand (10,000) square feet. Split-level and two-story principal residences shall have not less than one thousand (1,000) square feet of living space in the main ground level. No guest house shall have a main floor area in excess of eight hundred (800) square feet.
3. Setbacks. All structures and improvements (other than driveways, utility installations and similar improvements) shall be set back at least fifty (50) feet from any lot line.
4. No reflective finishes (other than glass) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including but without limitation, the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, equipment, mailboxes and newspaper tubes.
5. The colors of all exterior surfaces shall be shades of grey or brown of values between black and white or shades of grey-greens or brown-greens (such as russet, citrine, and olive) of values between black and medium. No roof shall be finished with built-up tar and gravel.
6. No pre-cut, pre-fabricated or modular structures of any kind shall be permitted for the residence, or any other structure.
7. All construction shall be completed within one year from the commencement date of construction, unless the Management Committee, in its discretion, approves an extension for good cause.
8. All fuel tanks, water tanks, or similar storage facilities shall either be constructed as an integral part of the main structure of the residence or shall be installed or constructed underground. All utility services, including but not limited to, phone lines, power lines, and water and sewer lines shall be located below ground.
9. There shall be no antenna of any sort either installed or maintained, which is visible from neighboring property; provided, however, that one television antenna per lot may be installed upon the roof, provided the same does not exceed ten (10) feet in height over the roof line.
10. Sufficient driveways and parking areas shall be provided by the owner of each lot, to permit off-street parking.
11. Construction materials are not allowed to be placed on any Arrowwood road.
12. Construction crews are not allowed to trespass on any other Arrowwood lot to access the construction site without prior written permission of property owner.
13. The owner is responsible for any and all damage to utility services (domestic and irrigation water systems, electrical, telephone, TV) roadways and parking areas and any damage to the private property of other property owners.

14. No temporary structures, such as trailers, tents, shacks or other similar buildings shall be permitted on any lot, except during construction (for up to one year) as authorized by the Management Committee.
15. All wood or coal burning chimneys shall be equipped with appropriate spark screens.
16. Connections from lots to the underground utility lines shall be completed at the applicable lot owners' expense and shall be underground.
17. Construction debris must be removed at least monthly.
18. Chemical toilets must be on site from the start of site excavation to the completion of construction.
19. Burning of construction debris is not permitted.
20. Compliance with the 15 MPH speed limit by contractors is the responsibility of the property owner.
21. Contractor animals will not be allowed to roam free.
22. One sign used by the builder (to advertise the project during the construction period) is allowed.
23. Closeout of the Arrowwood building application shall be submitted within 30 days of construction completion.

I have read and understand the above Arrowwood Construction Rules.

Property Owner Signature: _____

Printed Name: _____

Property Owner Signature: _____

Printed Name: _____

General Contractor Signature: _____

Printed Name: _____

SECTION II – GENERAL INFORMATION

Submittal for: New Construction () Alteration ()

Lot: _____ Address: _____

Property Owner: _____

Address: _____

Phone: _____

Email: _____

Architect/Designer: _____

Phone: _____

Email: _____

Contractor: _____

Phone: _____

Email: _____

Project Description:

Square footage of structure: _____

Estimated completion date of all exterior work: _____ (must be within one year of start of construction)

SECTION III – PROPOSED CONSTRUCTION DETAILS

For all “New Construction” the following submittals must be included on the checklist:

- A. Completed “Specifications” items below
- B. Site plan
- C. Building Elevation Plans
- D. Floor plans
- E. Landscape Plan Drawing

See “Checklist” at the bottom of the application for the minimum items to be included on each plan (site, building elevations, and floor) or provided elsewhere in this application.

For “Alterations,” only the details which fully defines the proposed construction are required. Please indicate N/A any items that are not applicable.

SECTION IV – CHECKLIST

To expedite the application approval process, the items in the checklist must be included on the Plans (site, building elevation, and floor) or included elsewhere in this application. All drawings must be legible, drawn to scale with 11” x 17” size preferred. Please check off each item to assure all required information is included. Please indicate N/A any items that are not applicable. Any CCR non-compliance items or omissions of applicable items requested in the Section II /III must be explained in the Exceptions subsection.

SPECIFICATIONS - Please provide the following information. Please indicate N/A any items that are not applicable.

A. SITE PLAN (Scale to be minimum of one-inch equals 20 feet)

Plan must include the following: North arrow; lot number and address; adjacent road noted; property lines identified; setbacks from buildings to property line on all four sides; location and coverage (footprint) for the house including decks, patios, and porches, garages, etc.; location of utility services, meters, propane tank (must be buried), well, and A/C units; driveways & parking area locations and materials; walks location and materials, foundation type and finish.

B. BUILDING ELEVATION PLANS: (all four elevations, scale shall be a minimum of 1"=2')

Plan must include the following: Roof materials – if materials or direction of application are a feature of the design, so indicate; chimney chases (graphically show and note materials, graphically show type of chimney cap proposed); trim – graphically show and note type and size of trim at windows, doors, corners, etc.; proposed structure’s finished floor level in relation to the finished grade.

C. FLOOR PLAN(S): (Scale shall be a minimum of 1/8” = 1')

Plan must include the following: Exterior walls; exterior lights, (location and mounting heights); decks, railings, porches and patios and privacy screens; square footage of each level, including garage.

D. EXTERIOR: (Materials, wood species, and color)

Plan must include materials, wood species, color for: Roof; exterior walls; soffit; fascia; windows; doors; overhead doors; trim; decks; patios

E. LANDSCAPE PLAN DRAWING: – (Lawn, shrubs, trees, natural existing plants)

The landscape plan is not intended to be a detailed plan showing plant types and irrigation and may be combined with the site or grading plan.

Plan must include: Types, numbers, and sizes of all trees to be removed with a caliper or 12" or larger; fencing and gate locations, materials and design

F. EXCEPTIONS – Note any exceptions (add additional sheets, if necessary)

SECTION V – HOME OWNER AGREEMENT

I/we have read the current Arrowwood CCR's and agree to comply with the requirements of the covenants. I/we agree to re-submit a revised application to the ACC for review and approval if any changes are made to the exterior. I/we assume responsibility for any and all damage by the contractor to adjacent lots, easements or my/our property. I/we agree to allow the ACC representative access to the construction site.

SIGNATURES: (All home owners' signatures required)

_____ Date: _____

_____ Date: _____

SECTION VI – ACC DECISION FORM

Lot: _____ Address: _____

Homeowner: _____

APPROVED () ACC Approval: _____ Date: _____

APPROVED WITH COMMENT () **Application is approved with the following comments:**

DISSAPPROVED: Resubmit for approval () Date: _____

We request that the following change(s) be made as per our covenants and by-laws. Please be advised that the following necessary changes must be made or items corrected, then resubmitted to this committee:

Date Resubmitted: _____

SECTION VII – CLOSEOUT

Part A - Closeout Information (to be completed by owner)

Lot: _____ Address: _____

Date of exterior work completion: _____

SIGNATURE: (Home owner and/or responsible contractor)

_____ Date: _____

_____ Date: _____

Part B – Final Work Review/Notice of Noncompliance (to be completed by ACC)

Date Application Received for Closeout: _____

Received by: _____

Acceptable ()

Non-Compliance Issues ()

Non-Compliance issues that require the Owner to remedy:

Date Final Review Completed: _____

Review completed assigned ACC representative _____

ACC and homeowner checklist: (initial or N/A)

Homeowner name _____

Property address _____

Type of construction:

- _____ New Construction of cabin (living quarters) submittal including Site plan, building elevation plans, floor plans, and landscape plan drawing
- _____ Garage or outbuilding only submittal including site plan, building elevation plans and amended landscape plan drawing
- _____ Patio, fencing or other outdoor construction, site plan and amended landscape plan drawing

A. SITE PLAN (Scale to be minimum of one-inch equals 20 feet)

- _____ North arrow
- _____ Lot number and address provided
- _____ Adjacent road noted on plan
- _____ Property lines identified
- _____ Setbacks from buildings to property line on all four sides (must be at least 50 feet from any lot line)
- _____ Location and coverage (footprint) for the house including decks, patios, and porches, garages, etc.
- _____ Location of utility services, meters, propane tank (must be buried), well, and A/C units
- _____ Driveways & parking areas (materials)
- _____ Walks (materials)
- _____ Foundations: (type and finish)

B. BUILDING ELEVATION PLANS: (all four elevations, scale shall be a minimum of 1"=2')

- _____ Roof materials identified
- _____ Chimney chases (graphically show and note materials, graphically show type of chimney cap proposed)
- _____ Trim – graphically show and note type and size of trim at windows, doors, corners, etc.
- _____ Proposed structure's finished floor level in relation to the finished grade

C. FLOOR PLAN(S): (Scale shall be a minimum of 1/8" = 1')

- _____ Exterior walls
- _____ Exterior lights, (location and mounting heights)
- _____ Decks, railings, porches and patios and privacy screens
- _____ Square footage of each floor, including garage

D. HOUSE EXTERIOR: (Identify materials, wood species, and color)

- _____ Roof
- _____ Exterior walls
- _____ Soffit
- _____ Fascia
- _____ Windows
- _____ Doors
- _____ Overhead Doors
- _____ Trim

- _____ Decks
- _____ Patios

E. LANDSCAPE PLAN DRAWING: – (Lawn, shrubs, trees, natural existing plants)

- _____ Types, numbers, and sizes of all trees to be removed with a caliper or 12" or larger
- _____ Buckrail fencing, gate locations, materials and design

Application meets requirements:

- _____ Structure under forty (40) feet in height, excluding chimneys, vents or antennas.
- _____ Principal residence (excluding garage) has minimum floor area of one thousand five hundred (1,500) square feet and a maximum floor area of ten thousand (10,000) square feet. Split-level and two-story principal residences shall have not less than one thousand (1,000) square feet of living space in the main ground level.
- _____ Guest house main floor area NOT in excess of eight hundred (800) square feet.
- _____ No reflective finishes (other than glass).
- _____ Colors of all exterior surfaces shades of grey or brown as noted in CCR's.
- _____ Roof is not of built-up tar and gravel.
- _____ Structures are not pre-cut, pre-fabricated or modular.
- _____ All fuel tanks, water tanks, or similar storage facilities and utilities are located below ground.
- _____ No antenna installed or maintained visible from neighboring property; except one TV antenna per lot.
- _____ Sufficient driveways and parking area on lot.
- _____ Room for all construction materials on property.
- _____ Spark screens for all wood or coal burning chimneys.
- _____ Construction debris removed at least monthly.
- _____ Chemical toilets on site during all construction.
- _____ Construction completed within one year from the commencement date of construction.
- _____ Closeout of the building application submitted within 30 days of construction completion.
- _____ Deposit check mailed to builder.

Checklist sign-off by ACC member: _____