

HIDDEN RIDGE ASSOCIATION CONSTRUCTION SUBMITTAL CHECKLIST

Homeowner signature _____ Date _____ Lot _____

Contractor name, address and phone number _____

I. Preliminary Review

- ☐ A complete set of preliminary sketches showing floor plans & exterior elevations
- ☐ Outline specifications for materials & finishes
 - ☐ Siding material & color
 - ☐ Trim material & color
 - ☐ Roof material & color
 - ☐ Other material & color
- ☐ Proposal complies with Article VI of the Bylaws and is consistent with the attached standards.

II. Final Review

- ☐ A complete set of final plans showing:
 - ☐ Floor plan & exterior elevations
 - ☐ Site plan showing home within building envelope & setback restrictions, and driveway (according to the Township procedure for adjusting building envelopes, driveways for lots 8, 13 and 15 are to remain as shown on the Township's Impact Analysis Map.)
- ☐ Square footage (not including garage, basement or porch) minimum finished living area 1800 sq. ft. for single story, 2000 sq. ft. for multiple stories.
- ☐ Height limited to 35 ft. above grade
- ☐ Attached garage 2 bays or larger
- ☐ Specifications for exterior materials & finishes (list manufacturer name, product name, color name and code):
 - ☐ Siding material & color
 - ☐ Trim material & color
 - ☐ Roof material & color
 - ☐ Other material & color
- ☐ Proposal complies with Article VI of the Bylaws and is consistent with the attached standards.

CONSTRUCTION GUIDELINES

The Architectural Review Committee wants to make the construction review and approval process as user-friendly as possible while also protecting the interests of neighbors and of the Association.

Timelines

Preliminary Review—preliminary sketches should be submitted as early as possible in the construction planning process. This generally would be several months before the planned construction start date. If any waivers are being requested then additional time should be allowed, as they will require review and approval by the Architectural Committee and the Association Board. This lead time is to assure that the general thrust of the project is both consistent with the bylaws, and is harmonious and in keeping with existing homes and with the objectives of the Hidden Ridge Association.

Final Review—final plans should be submitted within at least 30 days of the planned construction start date. If any waivers are being requested then allow at least 60 days to allow for review and approval by the Architectural Committee and the Association Board. .

Standards

- Concrete driveways should be installed with the house.
- Front doors must face the road.
- Garage door(s) must not face the road.
- Utilities can't be located in the front of a house.
- Vent stacks should be placed toward the rear of the house so they are not visible from the front of the house.

Owners can apply for a waiver for these standards. They will be reviewed on a case by case basis. Waivers require review and approval by the Architectural Committee and the Association Board.

These standards are to help restore the original consistency with the houses that were first built in the neighborhood. This is meant to maintain the quality and value of the neighborhood and to provide a consistent standard across all the homes.