

Timber Creek Estates
New Home Plan Review Document

Date Request Received:

Review Requestor:

Phone Number:

email Address:

Address / Lot Number –

Design Committee Members
timbercreekestateshoa.com/committees/

HOA President
timbercreekestateshoa.com/board/

	Plan Approved
	Plan Not Approved – See explanation below in comments

Plans must meet the following minimum criteria. DRC =Design Review Committee

	Exterior walls and facing of all buildings, structures and appurtenances constructed on any lot shall be of stone, stucco, wood siding, wood paneling, glass, glass block, vinyl or steel siding or any combination thereof, with at least 75% of the front exposure of brick or stone. (Article V, 5.2 A)
	Any residence constructed on a lot shall, except as otherwise approved by the DRC, not contain less than 1700 square ft of finished area on the main level, If on a Basement, and 2000 square feet of finished floor area on the main level if on a Slab/ crawl space, exclusive to the Basement, porch and garage shown to be applicable for such lot on the copy of the plat of the property. (Article V, 5.2 A)
	Each Residence shall, unless otherwise approved by the DRC, include a poured concrete basement, which shall contain a floor area comprising at least eighty percent (80%) of the ground level floor area contained in such residence, exclusive of porches and garages. (Article V, 5.2 A)
	All garages shall be constructed of 3 bays and 3-car garage. Garage door may be single door that spans a minimum of 3 bays. (Article V, 5.2 A)
	All roofs on all buildings improvements on any lot shall be architectural style shingle or approved composition. <u><i>“Approved composition” shall mean in the weathered wood (gray) color</i></u> or such other equivalent composition roofing materials as are approved in writing by The DRC from time to time. (Article V, 5.2 A)
	No flat roof shall be permitted, except with the written permission of the DRC. Window frames shall be wood, metal or vinyl or other composition material as approved from time to time by the DRC. (Article V, 5.2 B)
	All exterior wood surfaces on homes (excluding decking) must be painted or stained and sealed. (Article V, 5.2 C viii)

Comments:

There are other requirements contained in the covenants that cover things such as:

- Landscaping (Article V, 5.2 C xiv)
- Mailboxes (Article V, 5.2 C xvi)
- Fencing (Article V, 5.21)
- Dog runs (Article V, 5.2 C vii)
- Yard art. (Article V, 5.2 C xiii)

Some of these items require design approval by the DRC prior to construction. It is the homeowner's responsibility to know and follow the covenants.

Signed:

DRC Representatives

1. _____ Date: _____

2. _____ Date: _____

3. _____ Date: _____

Requestor

_____ Date: _____