

DEERWOOD IMPROVEMENT ASSOCIATION, INC.

ARCHITECTURAL REVIEW COMMITTEE (ARC) SUBMITTAL CRITERIA

As described in the Covenants, the purpose of this process is to insure the development of Deerwood as a residential area of highest quality and standards and to insure that all improvements on each building plot present an attractive and pleasing appearance from all sides and all points of view. To achieve that worthy objective we require that plans be submitted and approved by the DIA prior to work commencing on any building, structure or improvement or subsequent exterior change or alteration.

The Architectural Review Committee is committed to processing all applications in a timely manner; therefore we ask that you review the following **CRITERIA** as listed below and submit the requested documentation accordingly.

For your convenience ARC Applications can be downloaded from this web site or upon request, or can be faxed or mailed to you. For further information please contact Tobe' Budner or Martha at 285-2519.

Please note the requested documents as listed below must be attached with the initial application for ARC review: SEPARATE checks for review fee and deposit made payable to the Deerwood Improvement Association, Inc. Failure to provide this information will delay the ARC process for approval.

ALL SUBMITTALS

1. Application
2. Letter of request/intent (provide details/description of work)
3. Required Review fee as noted on the application
4. Required deposit as noted on the application

Listed below are the additional documentation requirements for pertinent submittals.

FENCES

1. Site plan using original survey, indicating requested location
2. Type of fence (wood, aluminum, shadowbox, height, etc.)
3. Brochure or picture of actual fence requested
4. Picture of house and yard area

**** Please note covenants and restrictions fence height restrictions as follows:**

- a) Do not extend no more than 6 feet from the ground Unit 1
- b) Do not extend no more than 5 feet from the ground Units 2; 4; 6; 8; 9; 10; 11; 12 and 13
- c) Do not extend no more than 5.5 feet from the ground Unit 3
- d) Do not extend no more than 3 feet from the ground Units 5 and 7

DRIVEWAYS/WALKWAYS

1. Site plan indicating all areas to be resurfaced; paved, etc.
2. For widening of drive/walkways, or new surfaces; areas must be shown on site plan with all dimensions including dimensions from property lines
3. Provide brochure, picture of design to be used
4. Sample of material/color to be available at residence for site review by ARC
5. Picture of the house and drive area

PLAYSETS

1. Site plan indicating requested location
2. Play set dimensions, and color
3. Brochure/color picture of actual requested equipment

**** All playsets must use neutral colors such as green or brown.**

**** Upon sale or transfer of home, playset must be resubmitted for ARC approval.**

PAINT

1. Please supply color chip(s) with application. Chips are needed for anything to be painted – house, trim, front door, shutters, etc. Please indicate all areas to be repainted.
2. The ARC also requests that a sample of color, approximately 2' x 2', be painted on the side of the house.
3. Picture of the house

TREE REMOVAL

1. Site plan showing location of trees to be removed – list reasons for removal
2. Tag all trees to be removed for a site visit by ARC
3. Type of replacement trees

ADDITIONS AND/OR RENOVATIONS

1. Two sets of architectural drawings (24" x 36") format to include:
 - a. Site plan
 - b. Locate addition by dimension from property lines
 - c. Show and label all dimensions and materials
 - d. Elevations
2. Provide samples of all materials and colors
3. Landscape plan

ENCLOSURES

1. Two copies of survey to include:
 - a. color
 - b. material
 - c. dimensions
 - d. rear and side elevations in relation to house
 - e. rear and side setbacks
 - f. landscape plan

Note: The mansard must be the same pitch as the dwelling.

PATIOS/DECKS/BUMP OUTS

1. Show on site plan all areas of proposed work
2. Indicate all dimensions as well as dimensions from property lines
3. Provide brochure, picture of design to be used
4. Sample of material/color to be available at residence for site review by ARC

POOL

- 5. Two copies of survey to include:**
 - a. Pool layout on site plan**
 - 1. dimensions**
 - 2. depth**
 - 3. distance from house**
 - 4. grade**
 - 5. rear setback**
 - 6. construction information**
 - a. typical wall section (side cut)**
 - b. material**
- 6. Rear and side elevations of pool in relation to house**
- 7. Location of adjacent houses**
- 8. Location of pool equipment and p/e enclosure**

ROOFS

- 1. Sample of material and color**
- 2. Picture of house**