

**ARCHITECTURAL CONTROL COMMITTEE
CHAPEL RIDGE ADDITION
PHASE 1**

APPLICATION TO BEGIN CONSTRUCTION

Before submitting plans please consult your copy of “DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHAPEL RIDGE ADDITION

Section 8.02 No building, fence, wall, sign, exterior light, or other structure or apparatus, either permanent or temporary shall be commenced, erected, placed or maintained upon the Property (or any Lot constituting a part thereof), nor shall alteration, excavation, Addition or re-Addition thereof, including without limitation changes in or alterations of grade, roadways and walkways, be made until the plans and specifications showing the nature, kind, shape, height, materials, color, and location and other material attributes of the same shall have been submitted and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the ACC. All plans and specifications submitted to the ACC shall include a plot plan showing the location of the improvements, the plan for drainage and the construction plans giving the dimensions of the plan for drainage and the construction plans giving the dimensions of all improvements and shall specify, in addition to construction diagrams and specifications, exterior materials, including brick, stone and roofing to be used and color schemes for all improvements. Plans must be submitted twenty (20) days prior to any construction, and plans will be kept on file until the particular improvement is completed. If the ACC fails to approve or disapprove such design and location within twenty-five (25) days after such plans and specifications have been submitted to it, approval of the ACC will be deemed to have been given, and this Article will be deemed to have been fully complied with. The ACC shall have the right, all in the sole discretion of the ACC, to disapprove any plans and specifications submitted to it for any of the following reasons:

(a) If such plans and specifications are not in accordance with any of the provisions of this Declaration or the codes, ordinances and regulations of the City;

(b) If the external design, elevation, appearance, location or color scheme for the proposed improvements are not in harmony with the general surroundings of the Property or with the adjacent dwellings or structures or with the topography;

(c) If the plans and specifications submitted are incomplete;

(d) If the design, appearance or location of any landscaping is not in harmony with the general surroundings or topography;

(e) If the quality of workmanship and materials; adequacy of site dimension, and adequacy of structural design are not in harmony with the general surrounding of the Lot or the adjacent dwellings or structures;

(f) If the ACC deems the plans and specifications, or any part thereof, to be contrary to the interest, welfare or rights of any or all parts of the Association, its members or Property.

The ACC is authorized to accept whatever drawings, plans or specifications as it deems desirable within its sole discretion to be in satisfaction of the foregoing. The decision of the ACC shall be final, conclusive and binding upon all Owners during the time the Declarant appoints the ACC. When the Board of Directors appoints the ACC, the decision of the ACC is not final. An Owner can appeal the ACC decision to the Board of Directors and its decision is final, conclusive and binding on all Owners. Neither the ACC nor Declarant nor Board of Directors shall be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the foregoing, nor for any structural or other defects in any work done according to such plans and specifications. The approval by the ACC in no way gives an opinion or approval of the structural integrity or marketability of the structure approved. In addition, the Owner is solely responsible for the plans and specifications to meet local Code and Laws. The signature of any member of the ACC on a letter, email or on any such plans and specifications with "approved" or "disapproved" written or stamped thereon shall be prima facie evidence as to such approval or disapproval being the act of the full ACC.

DETAILED PLANS MUST BE SUBMITTED WITH THIS APPLICATION ALONG WITH A PLAT SHOWING THE LOCATION OF PLANNED CONSTRUCTION. APPLICATIONS MUST BE SIGNED BY PROPERTY OWNER, AS WELL AS, GENERAL CONTRACTOR. EACH PAGE MUST BE INITIALED.

For Office Use Only:

Date Received: _____

Date Approved: _____

Date Disapproved: _____

Date Resubmitted: _____

Date Submitted: _____

Property Owners: _____

Current Address: _____

Current Phone Numbers _____ **or** _____

Property Description: Tract _____, **Block** _____, **Phase** _____

911 PROPERTY ADDRESS _____

General Contractor: Name _____

Telephone Number: _____

Owner

Contractor

Approved: _____ **Date** _____

Disapproved: _____ **Date** _____
By: Architectural Control Committee (Print Name & Sign)

Approved: _____ **Date** _____

Disapproved: _____ **Date** _____
By: Architectural Control Committee (Print Name & Sign)

Approved: _____ **Date** _____

Disapproved: _____ **Date** _____
By: Architectural Control Committee (Print Name & Sign)

The Chapel Ridge Addition, Phase 1 Architectural Control Committee members hereby expressly disclaim any representation, liability, obligation, or duty in connection with the proposed construction described herein, including without limitation any warranty, either express or implies, of habitability, suitability, fitness for purpose, safety, compliance with applicable laws or restrictive covenants, or the effect of the proposed construction upon any surrounding property. By the execution and delivery of this application, the owner and/or applicant expressly covenants and agrees to indemnify and hold its officers, directors, committee members, employees, agents, successors and assigns harmless from any cost, loss, claim liability, damage, expense, or other obligation arising out of, related to, or in any way connected with the construction proposed herein or the effects thereof, including without limitation any claim by any person or entity that such construction (I) fails to meet the requirements of any applicable law or restrictive covenants (II) is unsafe or unsound, or creates a nuisance or other dangerous condition, or (III) adversely or improperly affects the drainage of water on, across, or under the property in question or any surrounding property. I understand the construction applied for on this permit must be completed within a period of twelve (12) months from the date of approval of this application.

I understand certification of square footage may be required.

I certify that I have personally read the deed restrictions of Chapel Ridge Addition Phase 1, and to the best of my knowledge, these plans conform to these deed restrictions. In the event I failed to comply with said deed restrictions, I will take necessary measures to correct any nonconforming issues within thirty (30) days.

Date Submitted

Owners Signature

Date

General Contractors Signature

AFTER THIS APPLICATION HAS BEEN APPROVED OR REJECTED BY THE ACC YOU WILL RECEIVE A SIGNED COPY

I UNDERSTAND THAT:

The Architectural Control Committee (ACC) will approve or disapprove the application within thirty (20) days of receipt of a complete application and all documentation. If the application is disapproved, the reasons for disapproval shall be given to the Applicant so corrective measures can be taken and new application submitted.

The ACC can only approve improvements that are in compliance with the applicable codes and the existing covenants and restrictions. An approval granted on improvements not meeting the requirements of the applicable codes and the existing covenants and restrictions will not act as a general waiver of the codes or the covenants and restrictions.

Owner

Contractor

SPECIFICATION FOR NEW CONSTRUCTION

Type of Construction : _____ (Home, Fence, Mailbox, etc.)

Home:

Sq. Ft. Heated (under roof) _____ **Total Sq. Ft.** _____

Slab _____ **is footage from property lines to construction site shown on Plat?** _____

Exterior:

Is Home 75% Masonry: _____

Type of Brick _____ **Other Masonry:** _____ **Color:** _____

What material is the % of Exterior? _____ **Color** _____

Exterior Trim material and color _____

Windows: _____ **Metal** _____ **Wood** _____

Vinyl _____ **Other** _____

Roof:

Material _____ **Color** _____

Driveway:

Material: Washed Aggregate

Additional 2 Car Parking ___Y___N

Fences:

Decorative Fence Material _____ **Height** _____

Location shown on plat? (show footage from street)

Mail Box: _____ **Size** _____ **What Type** _____

Owners Signature

Contractors Signature

CHECK LIST FOR ARCHITECTURAL CONTROL

PROPERTY ADDRESS _____

OWNERS NAME _____

DESCRIPTION	OWNER / BUILDER	BRAD HARRELL	RUSS DAVIS	PAT NIX
COMPLETED APPLICATION				
CERTIFICATION SIGNED				
SITE PLAN				
1ST FLOOR PLAN				
2ND FLOOR PLAN				
FOUNDATION PLAN				
FRONT ELEVATION				
REAR ELEVATION				
LEFT ELEVATION				
SQ. FT. OF LIVING AREA SHOWN				
% OF EXTERIOR MATERIAL SHOWN				
EXTERIOR MATERIAL SHOWN				
ENGINEERED FOUNDATION DESIGN				

HOUSE LOCATION DIMENSIONED ON LOT SETBACK LINES				
EASEMENTS SHOWN				
PATIO LOCATION				
DECK LOCATION				
SIDEWALK LOCATION				
DRIVEWAY LOCATION				
WATER LINE FROM METER TO HOUSE				
ELECTRIC SERVICE FROM POLE IN REAR OR TRANSFORMER IN FRONT				
FENCE LOCATION				
FENCE MATERIAL				

OWNERS \ BUILDERS SIGNATURE

CONTRACTORS SIGNATURE