

NORTHERN POINT ARC PLAN APPROVAL FORM AND GUIDELINES FOR HOMES

LOT # DATE

Builder:

Address

City Zip

Telephone #

Have you ever built this home before? NO If yes, where?

EXPECTED PRICE RANGE/PRICE OF HOME?

Attach set of plans

(including foundation plan, elevations, and specifications)

First Floor SF

Second Floor SF

Basement SF Finished/Unfinished

Garage SF

Deck/Patio SF

Exterior Materials Manufacturer Color/Style

Brick

Siding

Roof

Windows

ALL roofing should be 30+ years)

Brick and roof samples should be selected and approved

Exterior Colors Manufacturer Color

(ATTACH SAMPLES)

Siding

Doors

Trim

Shutters

Additional Details Materials Colors

Site Plan

Showing location of house, driveway, easements, decks, and porches.

Landscaping Plan

Including existing trees to remain with clearing and grading and sod areas of yard. (Irrigation system must include rain gauge)

Plans must be approved by the Northern Point Architectural Review Committee prior to any clearing and/or construction.

Approved by: _____ Date: _____

NORTHERN POINT ARC GUIDELINES:

Architectural Control Guidelines

Home Size Minimums by square footage

Enclosed heated living area no less than **2,800** square feet.

Exterior Material and Detail

Brick and Stone are the preferred exterior materials. All other materials must be approved prior to installation. Samples of Brick and Stone materials shall be provided to the ARC by the builder. Vinyl is approved for boxing and accent areas. (Such as dormers and small gables)

Exterior Colors must be compatible with the rest of the neighborhood and must be approved on approval application.

Roofs

Shall be no less than an 8/12 pitch and shingles must be a 30 year architectural. Samples of shingles shall be provided to the ARC by the builder

Skylights

Skylights will be permitted on the rear elevation of the home and should not be visible from the street.

Garages/ Garage Doors

All garages should be open facing the side of the lot unless otherwise approved by the ARC. All garages must be sized for at least 2 cars, but not more than 3.

Mailboxes

Standard mailbox must be installed by the builder prior to closing. Mailbox to be installed is the one specified and selected by the developer.

Landscaping

Landscaping must be approved by the ARC committee prior to installation; otherwise the ARC has the right to correct any and all deletions upon installation and charge the changes to the builder.

All yards must be sod from front corner to front corner and a minimum to the back corner of the house. This same area must be irrigated by and in ground irrigation system with a rain sensor installed.