

## **Design Review Checklist** (5.15.20)

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**Please Note:**  
**Scanned Copies Only –**  
**submit to -**

[acc@waterstonepoa.com](mailto:acc@waterstonepoa.com)

**Applications, Design Review Checklist, Plans and samples are required.**

**Site Plan** – Minimum scale 1" = 20':

**Must include the following information:**

- Owner's name
- Designer's name
- North arrow and scale and lot number
- Property lines with dimensions and bearings
- Setback lines (100' front, 25' sides, 50' rear)
- Easement lines
- Proposed location of home on tract with home dimensions
- Proposed driveway – type and approximate location
- Proposes fences
- Proposed retaining walls
- Proposed pool or spa location
- Proposed accessory structures – outbuildings, pump house, pavilions (Indicate building material & colors)
- Location of underground LP tank (If none is intended, please state so)
- Proposed well house and storage tank location
- Driveway width (minimum 10' required)

**Architectural Plans** – Minimum scale 1/4" = 1'

**Must include the following information**

**Floor Plans:**

- Interior Rooms dimensioned and named
- All windows and door openings shown
- Total square footage of structure
- Heated/cooled square footage of structure
- Type(s) of masonry to be used. Calculated percentage of exterior masonry (85% required)
- All decks and terraces shown

**Building elevations:**

- Front, rear, two side elevations
- All elevations labeled so that they correspond with site plan
- Exterior finish shown - Illustrate material selection (Ex: stone, stucco, metal roof)
- Roof life (Minimum 30 year required)
- Garage (Minimum 2 car) – Garage door openings must face side lot lines
- Well house elevations and materials to be used
- Building height (Maximum 35')

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### **Samples:**

- \_\_\_\_\_ All exterior paint colors (include trim)
- \_\_\_\_\_ All exterior stain colors
- \_\_\_\_\_ Roof material & color
- \_\_\_\_\_ Stone (provide photo of rock or small sample)

As the property owner and builder of the above described construction project, we acknowledge and agree that the improvements will be constructed in accordance with plans and specifications, which have been approved by the Architectural Control Committee. Any changes that occur during construction which relates to covenants and/or restrictions must be resubmitted for review and approval.

### **We further acknowledge and understand that:**

1. We have read and understand the covenants and restrictions applicable to the property, all ACC guidelines, and will follow and obey said covenants, restrictions and guidelines.
2. We are responsible for completing this project as described by the drawings and specifications approved by the board. If construction is not started within one year after approval, then a new approval from the ACC must be obtained.
3. We will maintain a clean construction site at all times and install a job sign, commercial dumpster and a job toilet in conformance with ACC guidelines.
4. We are responsible for the conduct of all workers and subcontractors performing services on this project while they are engaged by us. We will emphasize to all contractors that the speed limits must be followed, that the park facilities are for property owners, not contractors, and that any trailers or construction equipment left on the roadway will be well-marked for night time and will be removed as soon as possible.
5. The builder and or property owner is responsible for applying for all utilities (including, but not limited to, electricity, water and natural gas) immediately upon receiving approval for construction.  
WaterStone will not be held responsible for construction delays due to the builder/owner's failure to apply for utilities in a timely manner. Furthermore, WaterStone will not be held liable for the failure of any utility to provide their services to the builder/owner in a timely manner.
6. Builder and Property Owner are responsible for installing a hard-packed temporary drive on lot prior to starting construction activities to minimize mud being tracked on paved streets.
7. Well pressure tanks must be enclosed with a "Well House" built out of similar materials (excluding masonry) as the main dwelling and be painted using the same color scheme as the main dwelling.

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8. Propane tanks must be buried, enclosed by a solid privacy fence at least 5 feet high or placed so not visible from the road.
9. Trash should be cleaned up and not allowed to be blown on adjacent tracts.
10. Commercial trash container or an enclosed on site trash area must be provided prior to the start of construction.
11. If any oak tree is cut, trimmed or damaged, paint should be applied immediately to the cut as prevention against oak wilt.
12. All signs must be removed from the lot within 14 days after the house is occupied.
13. Driveways must be surfaced upon completion of the main dwelling.
14. The ACC's evaluation of Required Plans is solely to determine compliance with the terms of this Declaration and aesthetics or the proposed improvements and ACC disclaims any responsibility to determine compliance with any applicable building codes or other standard for construction. The ACC shall not be responsible for reviewing any plans or specifications from the standpoint of structural safety, engineering soundness, or conformance with building or other codes, nor shall the ACC's approval be deemed a verification of the structural safety, engineering soundness, or conformance of the improvements to which said plans pertain to Building or to other codes.

Members of the ACC and their representatives shall not be liable to any person subject to or possessing or claiming the benefits of these restrictive covenants for any damage or injury to property or for damage or loss arising out of their acts hereunder.

**Property Owner(s)**

**Date**

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**Contractor**

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**WaterStone POA**

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Please submit completed form and all requested items to-  
[acc@waterstonepoa.com](mailto:acc@waterstonepoa.com)