

Effective March 14, 2023

EXTERIOR MODIFICATIONS OR ADDITIONS APPROVAL PACKAGE

Dear Property Owner:

***BEFORE STARTING ANY MODIFICATIONS TO THE EXTERIOR OF YOUR HOME
PLEASE COMPLETE THE FOLLOWING:***

This package will include all information that you and your contractor will need to submit your house plan modifications to the Architectural Control Sub-Committee for approval.

Please make sure that you and/or your contractor read **ALL INFORMATION** including the covenants and restrictions. This is imperative since **YOU** are responsible for your contractors work during the building process.

After your plans have been submitted to the ACC Sub-Committee you will be notified if any changes are required before starting work. Please remember that you must have final approval from the ACC Sub-Committee before **ANY** work can begin on your property. (This includes lot clearing or complete tree removal).

Replacement of a roof with the same basic color and type of shingles does not require approval of the ACC Sub-committee.

Replacement or upgrade of windows and/or doors with the same color and equal or superior materials does not require approval of the ACC-Sub-committee. Trim colors and sizes are to remain the same as the original.

Addition of "leaf guards" to existing gutters does not require approval of the ACC-Sub-committee.

Deadline for submission is 12:00 noon on the first Thursday of each month. Please submit all plans before this time if you wish them to be considered for approval. You will be notified of approval or denial within 15 days of this date.

Sincerely,
Hunters Creek ACC Sub-Committee

I have read and understand this package, and agree to abide by all rules and regulations.

(Owners' Signature)

(Owner's Initials)

ACC Sub-Committee

Please observe the following stipulations when making modifications to the exterior of your home:

1. No sub-contractor signs may be placed on site.
2. Silt fencing must be installed on perimeters where the ground has been disturbed. If you do not install this, we will contact someone who will – at the HOMEOWNER'S EXPENSE (usually the charge for this will be excessive).
3. If there are any modifications to submitted plans to the exterior of the home after the original plan is submitted it is the responsibility of the homeowner to notify the ACC.
4. Please keep construction traffic on the home site and not parked in the road or on any adjoining lot. Any tracks, roads, or disturbed lot adjacent will result in the homeowner having to place the lot in original condition at their expense.

(Owner's Initials)

PLANS AND MATERIALS CHECKLIST

ACC SUB-COMMITTEE HUNTER'S CREEK PLANTATION

OWNER _____ DATE _____
LOT SECTION _____ & _____ NUMBER _____
_____ BUSINESS
PHONE _____ HOME PHONE _____
BUILDER'S NAME _____ PHONE _____

ITEMS REQUIRED:

1. SITE PLAN
 - a. SUBMIT SCALE DRAWING OF MODIFICATIONS TO BE DONE
 - b. LOT BOUNDARIES-STRING SIDELINES OF LOT FRONT TO REAR.
 - c. APPROVAL IS NEEDED IF ALL TREES ARE TO BE REMOVED FROM THE LOT FOR CONSTRUCTION. ANY TREES THAT ARE DISEASED OR CAUSE POTENTIAL DAMAGE TO ANY STRUCTURE OR PROPERTY MAY BE REMOVED WITHOUT PERMISSION AT ANY TIME.
 - d. AREAS TO RECEIVE SIGNIFICANT ELEVATION CHANGES-STAKE OUT AREAS AND DEFINE CHANGES.
2. EXTERIOR ELEVATIONS:
 - a. SHOW ALL SIDES OF BUILDING – EXACTLY AS THEY ARE TO BE CHANGED/MODIFIED.
 - b. SHOW AND SPECIFY ALL EXTERIOR MATERIALS.
3. MATERIAL SAMPLES REQUIRED IF APPLICABLE
 - a. STONE/BRICK OR OTHER i.e. STUCCO
 - b. SIDING COLOR(S), CHIP(S)
 - c. TRIM, SHUTTER, DOOR COLORS CHIP(S)
 - d. ROOF SHINGLES
4. PROPOSED LANDSCAPE CHANGE PLANS MUST BE SUBMITTED ALONG WITH PLANS.

NOTE: NO PLAN WILL BE CONSIDERED FOR APPROVAL UNTIL ALL ITEMS LISTED ABOVE ARE SUBMITTED. NO EXCEPTIONS!!

(Owner's Initials)

**ACC SUB- COMMITTEE
HUNTER'S CREEK PLANTATION**

TO BE COMPLETED AND SUBMITTED WITH PLANS – PLEASE FILL OUT ALL
AREAS THAT APPLY TO YOUR POTENTIAL MODIFICATION

NOTE: NO PLANS WILL BE OFFICIALLY ACCEPTED WITHOUT THIS FORM
COMPLETED AND SIGNED.

MATERIAL LIST:

LIST MANUFACTURER, COLOR AND DESIGN IF APPLICABLE OR
SUBMIT CHIP(S).

EXTERIOR:

BRICK MAKE _____ COLOR _____

SIDING MANUFACTURER _____

STYLE _____

MATERIAL _____

COLOR _____

TRIM COLOR _____

SHUTTER STYLE _____

COLOR _____

ROOF SHINGLE STYLE _____

TITLE (IF APPLICABLE) _____

MANUFACTURER _____

COLOR _____

CONTRACTOR _____

PHONE _____ ANTICIPATED START

DATE _____

ANTICIPATED COMPLETION DATE _____

HEATED SQUARE FOOTAGE _____

OVERALL SQUARE FOOTAGE _____

SIGN _____ DATE _____

(Owner's Initials)

ARCHITECTURAL CONTROL SET BACKS

BACK: 50 FT. FROM PROPERTY LINE AND NOT WITHIN THE FLOOD PLAIN FOR LOTS LOCATED ON LAKES (HOME OWNER IS RESPONSIBLE FOR VERIFICATION)

THE FRONT: 40 FT. FROM PROPERTY LINE

(PROPERTY LINE IS APPROX. 13 FT. FROM ROAD -TOTAL OF 53 FT. FROM ROAD)

SIDE: 20 FT. FOR EACH SIDE

Attach Sketch of layout for additions or modifications to the existing structure or yard. Indicate/highlight existing footprint of your home and setbacks.

(Owner's Initials)