

Timber Valley Estates Association Architectural Committee Approval Checklist

Owner: _____ Project Address: _____

This checklist is a brief summary of the items the Architectural Committee will be reviewing when considering approval of your building project. It is also intended to assist you in providing complete information for each item when submitting your project application and plans to the Architectural Committee for approval. Refer to Timber Valley Estates Association Design Guidelines for specific details of each item. You may write in the space provided. If more space is needed than provided on this checklist, attach addition pages listing the item number and then your description.

ITEM 1: Dwelling and Garage Size

- The building footprint must be 1,400 square feet in size. The minimum capacity for a garage is two-car front-loaded. Detached garages are permitted.*

What is the square footage of your project?

First Floor _____ Garage _____ 2nd Floor _____ Basement _____

Detached garage _____

ITEM 2: Roof Construction

- Any material used for a roof shall be a 30-year minimum grade. Roof material may be metal (standing seam) or a similar material as approved by the ARC. Roofing shall not be reflective or light in color unless approved by the ARC.*

Describe the color and type of material to be used: _____

ITEM 3: Set-Backs

- A residence and all other Improvements shall be erected at least 100 feet from any public or private road and at least 30 feet away from any contiguous Lot.*

What are your set-backs? Front _____ Right Side _____ Left Side _____ Rear _____

ITEM 4: Landscaping

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- *Generally, plants and irrigation approaches should be chosen in consultation with a landscape architect, nurseryman, or other landscape and irrigation design professional but it is not required. A lot may remain in it's natural state, provided that the vegetation on a Lot may not be unsightly as determined by the ARC.*

Note here if you will be landscaping yourself, using a professional for landscaping, or leaving the landscaping natural:

ITEM 5: Private Driveways

- *Private driveways should have an all-weather surface such as asphalt or gravel.*

What material will be used for your driveway? _____

ITEM 6: Fences and Hedges

- *Non-coated chain-link fence is prohibited, and a perimeter wire fencing is prohibited, but electrified wire fencing for non-commercial livestock areas is permissible.*

Describe fencing. _____

ITEM 7: Other Improvements

- *Improvements such as sport courts, courtyards, and water features are permitted.*

Describe any improvements you plan to install. _____

ITEM 8: Temporary Structures

- *No temporary structures except with prior approval of the Architectural Committee.*

Describe any temporary structure you plane to use. _____

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FOR ARCHITECTURAL COMMITTEE USE ONLY

___ Approved

___ Denied

Notes:

Committee Member Signature

Print Name

Date

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DESIGN REVIEW PROCESS

As outlined in the design guidelines

5.2 The Design Review Process. All proposed construction and development on a Lot require review and approval by the ARC in accordance with the procedures set forth in these Guidelines and the Governing Documents. The design review process is intended to be constructive, rapid and responsive, providing guidance to project proponents and assisting in the resolution of design challenges. The design review process is divided into two phases: (i) Presubmittal Meeting; (ii) Design Application submission and review, and (iii) approval or resubmittal of the Design Application.

5.3 Presubmittal Meeting. Project proponents are encouraged to schedule a meeting (in-person or telephonically) with a representative of the ARC to review overall site conditions, design objectives and schematic proposals. The presubmittal meeting shall occur no less than 40 days prior to the start date for any proposed construction or development. The presubmittal meeting is intended to establish a constructive, collaborative conversation between project applicants and the ARC, providing for early review and discussion of project design intent prior to the investment of substantial resources in the project design effort. No later than five business days after the presubmittal meeting, the ARC shall notify the project proponent regarding what documents the project proponent is required to submit with the Design Application. Without limitation, the documents that the project proponent may be required to submit include:

- Site Plan
- Lot layout with dimensions and square footage of all areas including living space, garages, open space etc.
- Building footprint and preliminary floor plans
- Retaining wall locations
- Driveway location and dimensions
- Preliminary grading and drainage plan
- Proposed and existing location of the Water System and Sewer System
- Elevation, location, and typical detail of all drainage structures and erosion control measures
- Existing grades along the Lot perimeter with all appropriate perimeter cross sections
- Proposed driveway gradients
- Request for over grading and compaction
- Sketches of all proposed front, side and rear elevations (identify proposed architectural style(s)) Roof plan showing roof pitch and overhang
- Meter and HVAC pad locations
- Landscape and irrigation construction drawings