

Pine Ridge

ARCHITECTURAL DESIGN STANDARDS

July 2011

ARCHITECTURAL CONTROL

Purpose – the purpose of the Architectural Control Committee (ACC) is to provide a system of review for the construction or modification of all improvements with the subdivision. No change may be made to the appearance of the property or improvement without the approval of the ACC.

The ACC shall promote and maintain a high level of design, quality, harmony and conformity throughout the subdivision.

Development Standards –The ACC may publish Design Standards. After the Board of Director’s approval, a copy of the standards will be made available to all owners.

Requirement of Committee Approval - No improvement of any kind shall be erected, placed or maintained on the lot, and no addition, alteration, modification to any lot without prior approval of the ACC.

Obtaining Committee Approval (pg20)

An ACC submittal form shall be submitted to the committee. This form can be obtained from the web site pineridgepoa.org .

A complete set of plans and specifications for the proposed change or addition shall be submitted to the committee.

The plans shall include, as appropriate, the proposed grade, elevation, shape, dimensions, color plans, nature, and type of materials. Whenever possible a photo of the proposed project and/or materials should be used.

When appropriate, a copy of the closing plat, with all the requested changes to the property clearly indicated on the plat should be sent with the application.

The ACC shall have the right to refuse to approve any proposed plans that, in its sole discretion, are not suitable or desirable.

Scope of Review – The ACC shall review and approve or disapprove all plans and submissions solely on the basis of aesthetic standards. The committee shall consider the architectural design, placement of buildings, color schemes, exterior finishes, materials and similar features.

Design submittals will constitute the only basis for conclusive action by the ACC and must adequately reflect to the ACC the true design quality of the proposed work.

Variance from Standards – ACC may authorize variances from compliance with any standards which it has promulgated under certain circumstances such as topography, natural obstructions, hardship, aesthetics or environmental considerations. The granting of a variance shall only be for that particular property and not the entire community.

Enforcement – The ACC reserves the right to enter and inspect a property for the purpose of determining a violation.

Administrative Procedures:

The ACC may establish and from time to time amend its administrative procedures. In general the procedure will be as follows:

- The ACC will meet once a month or as needed. The submittal form shall state the day of the meeting. A submittal fee is required with each submittal. The form shall state the amount of the submittal fee.
- All changes and/or amendments to these Design Standards proposed by the ACC must be ratified by the Pine Ridge Board of Directors before being adopted.
- An owner may present his/her submittal to the ACC at the monthly meeting if the owner first notifies the ACC and has made arrangements to attend the meeting.

Refundable Deposits -A construction deposit is required to be paid with the submittal form for Pools/spas/exterior construction such as sunrooms, screened porches, decks, or room additions in the amount of \$300.00

Disposition of Construction Deposit

- If any deviation from the project as it was approved by the ACC is discovered, the deposit shall be withheld until the deviation is corrected.
- If any damage to common property occurs as a result of the construction of the project, the deposit shall be withheld until the common property is repaired to the satisfaction of the Pine Ridge POA.
- Should any deficiency as noted in Paragraph D1 or D2 above not be corrected within 90 days of notice to the homeowner, unless an extension of time is requested and approved by the ACC, the construction deposit shall be forfeited and the required corrections made by the Pine Ridge POA at the owner's expense.
- If no deficiencies are found, the deposit will be refunded to the homeowner within 30 days.

Approval or Disapproval of Plans and Specifications:

Obligation to Act: Upon receipt of all items required for review, the ACC must take action and notify the owner, in writing, on any plans and specifications submitted as herein provided within thirty (30) days after receipt thereof. Approval by the ACC, if granted, together with all conditions imposed by the ACC, shall be placed in writing on the plans and specifications. A copy of the written decision shall be maintained by the association.

Written Notification: Applicants will be notified in writing of all decisions of the ACC within ten (10) working days of the ACC meeting. The applicant may, within ten (10) days after receipt of notice of any decision which he/she deems unsatisfactory, file a written request to have the matter in question reviewed by the ACC. Upon the filing of any such request, the matter with respect to which the request was filed shall be submitted to and reviewed promptly by the ACC, but in no event later than thirty (30) days after the filing of such request.

Approval: Approval for use, in connection with any homesite or structure, of any plans and specifications shall not be deemed a waiver of the ACC's right, in its discretion, to disapprove similar plans and specifications or any of the features or elements included therein if such plans, specifications, features or elements are subsequently submitted for use in connection with any other homesite or structure. Approval of any such plans and specifications relating to any homesite or structure, however, shall be final as to that homesite or structure and such approval may not be revoked or rescinded thereafter, provided that there has been adherence to and compliance with such plans and specifications as approved and any conditions attached to any such approval.

Disapproval: The ACC shall have the right to disapprove any plans and specifications submitted pursuant to these Design Standards for any of the following reasons:

- The failure to include information in such plans and specifications as may have been reasonably requested;
- The failure of such plans or specifications to comply with the Pine Ridge Covenants Restrictions and Easements or these Design Standards;
- Any other matter which, in the judgment of the ACC, would be likely to cause the proposed installation, construction or alteration of a structure (i) to fail to be in conformity and harmony of the external design and general quality with the Pine Ridge community, or (ii) as to location, to be incompatible with topography, finished ground elevation and surrounding structures. In any case in which the ACC shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal may be prepared and submitted for approval.

Disclaimer as to ACC Approval: Plans and specifications are not reviewed for engineering or structural design or quality of materials, and by approving such plans and specifications neither the ACC, the POA, nor the members thereof assumes any responsibility therefor for any defect in any structure constructed from such plans and specifications. Neither the Pine Ridge POA, nor the ACC, the Board, or the officers, directors, members, employees and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any owner of property affected by these restrictions by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the approval or failure to approve or disapprove any such plans or specifications. Every person who submits plans or specifications and every owner agrees that he/she will not bring any action or suit against the Pine Ridge POA, the ACC, the Board or the officers, directors, members, employees, and agents of any of them to recover any such damages and hereby releases, remises, quit-claims, and covenants not to sue for all claims, demands and causes of action arising out of or in connection with any judgment, negligence, or nonfeasance and hereby waives the provisions of any law which provides that a general release does not extend to claims, demands and causes of the action not known at the time the release is given.

Construction:

Repairs or replacements as a result of storm or other damage do not require ACC approval if the repairs return the structure to its original look prior to the damage. If the repairs or paint colors change the look of the house from the original or if additions are made, they require ACC approval. The replacement styles and materials used must conform to existing styles and materials already used in the development.

In the event that a home is damaged beyond repair due to a catastrophic event, i.e., fire or natural disaster, it shall be rebuilt to the same specifications as the original plan or another existing model in the Pine Ridge community. If the home is rebuilt to the existing plan for that site prior to the damage, approval is not needed by the ACC. Plans must be submitted to the ACC for approval if the replacement home is different from the original structure or if additions are made to the original plan that was in place prior to the damage.

Except for building materials employed during the course of construction of any structure approved by the ACC, no lumber, metals, bulk materials or solid/liquid waste of any kind shall be kept, stored or allowed to accumulate on any homesite unless screened or stored in the garage. The owner shall at all times keep the streets free of dirt, mud or garbage, trash or other debris resulting from the construction project.

All construction shall be completed within 90 days of commencement unless an extension is requested and is granted by the ACC.

The repair or rebuilding of a damaged home or structure on a property shall restore the structure to the same condition that the structure was in prior to the damage unless otherwise approved by the committee.

Inspection Rights: Any employee or agent of Pine Ridge POA or the ACC may, after responsible notice, at any reasonable time or times, enter upon any homesite and structure thereon for the purpose of ascertaining whether the installation, construction, alteration or maintenance of any structure or the use of any homesite or structure is in compliance with the provisions of these Design Standards. Neither the Pine Ridge POA, nor the ACC, nor any such agent shall be deemed to have committed a trespass or other wrongful act solely by reason of such entry or inspection, provided such inspection is carried out in accordance with the terms of this section.

Such inspection shall be at a time and date as mutually agreed upon by the property owner and the ACC. The property owner may require that he/she be present during such inspection.

Violations: If any structure shall be erected, placed, maintained or altered upon any homesite, other than in accordance with the plans and specifications approved by the ACC pursuant to the provisions of these Design Standards, such erection, placement, maintenance or alteration shall be deemed to have been undertaken in violation of these Design Standards and without the approval required herein. If in the opinion of the ACC, such violation shall have occurred, the ACC shall notify the Pine Ridge POA Board. If the Board shall agree with the determination of the ACC with respect to the violation, then the Board shall provide written notice to the owner by certified mail, setting forth in reasonable detail the nature of the violation and the specific action or actions required to remedy the violation. If the owner shall not have taken reasonable steps toward the required remedial action within thirty (30) days after the mailing of the aforesaid notice of violation, then the Pine Ridge POA shall have the to impose fines against the Residentail owner as provided in Article 13 of the Pine Ridge Covenants.

Specific Design Guidelines:

Maintenance and Repair

By the Association: It is the responsibility of the Association to repair and maintain all improvements and landscaping and roads located on the Association property.

By the Residential Owner: Each owner shall keep and maintain his/her homesite and structure in good condition and repair, including, but not limited to:

Living Units and Lots.

- Repairing and painting (or other appropriate external care) of all structures.
- Keeping clean all sidewalks and driveways.
- Removing mold/mildew to maintain a clean exterior appearance.

Street Yard.

- Seeding, watering, weeding and mowing of all lawns;
- Pruning and trimming of all trees, hedges and shrubbery;
- Maintaining the landscaping on their homesite including that which is located between the roadway and the sidewalk.
- Removal of dead trees which depending on size may also require county approval.
- Grass shall not be allowed to grow over curbs or onto sidewalks and shall be maintained at a height of less than four (4 inches). (Rules and Regs.)

Lake Bank

- owners of a “waterfront” lot (definition on pg. 18 of the covenants) are to maintain the area located between the lot and the water’s edge. The area between the water’s edge and the back of the lot shall be seeded for grass or landscaped and maintained so as to prevent erosion.
- Residents may not cut down the ornamental grasses along the lake bank. These plants should not be trimmed from the waters edge to the top of the lagoon bank. Dog fennel weed should be pulled up.

Landscaping:

The ACC restricts the use of any artificial landscaping including, but not limited to fountains, birdbaths, statuary, etc. to (4) feet in height. Structures exceeding four (4) feet in height require ACC approval.

The ACC restricts the use of natural boundary fencing or hedges. Any such natural boundary fencing or hedges is limited to the rear yard only. The height of any natural boundary fence or hedge is limited to four (4) feet above the natural grade. Plans for any natural boundary fence or hedge must be submitted to the ACC, have written approval by the ACC and conform to the following guidelines:

- At the driveway entrance, for reasons of safety, plantings which obstruct sight lines (between 2’ and 6’ above streets and roadways) shall not be permitted.
- Tree removal permits are granted by the guidelines established under the Beaufort County Ordinance.

- No owner or resident shall be permitted to use water from the lakes for irrigation or any other purpose.
- No owner or resident shall remove native vegetation that becomes established within any wetland areas located on or adjacent to any portion of the subdivision. No owner or resident may construct or maintain any building or structure or undertake to perform any activity in any wetland areas without first obtaining approval from the ACC and the applicable government authorities and utility providers.

Temporary Buildings; Accessory Buildings:

Sheds are permitted. Sheds must match the owner's house in siding material, color, trim, color of trim, roofing shingles and color of roofing.

Owners must submit an ACC application, submittal fee, a construction deposit, a picture of the proposed shed, and a copy of the closing plat showing where the shed will be placed. Sheds will only be allowed in yards that have privacy fencing installed.

Closing plats can be obtained through Bundy Appraisal and Management.

Dog houses are not permitted except in yards with privacy fences.

Garages – No garage shall be permanently enclosed or converted into living space. No garage opening shall have a screen covering unless it was approved by the ACC.

Alterations and Additions - No living unit shall be enlarged by any addition and no owner shall make any improvement or alteration to the exterior of the living unit or re-roofing in a different color without the consent of the ACC. Re-roofing or roof repair using similar materials and color do not require ACC approval but must match existing roof.

Window Air Conditioning Unit – No window, wall, or portable air conditioning units are permitted if such unit is visible from the outside.

Clotheslines and outside Clothes Drying - No Clotheslines or clothes poles shall be erected and no outside clothes drying is permitted.

Outside Antennas and Satellite Dishes

Satellite dishes that do not exceed 24 inches in diameter may be erected and maintained on the property.

A submittal form and fee must be submitted to the ACC for written approval of the location of the satellite dish before the dish is installed.

All dishes are required to be placed on the back roof or placed on a pole in the back yard. If a dish is placed on a pole, it must be screened from view. The ACC first must approve the screening vegetation or screening material.

While it is understood that the placement of the satellite dish is reception sensitive, every effort should be made to locate the dish in such a place so that the apparatus is not visible while standing in front or to the side of the house. If this can not be done it is required that a letter stating such be sent from the satellite dish company.

No television antenna, radio receiver, sender or other similar device may be attached or installed on the exterior portion of the property within Pine Ridge.

No exterior speaker, horn, whistle, bell or other sound device which is unreasonably loud or annoying, except devices used exclusively for security purposes, shall be located, used or placed upon lands within Pine Ridge.

Septic Tanks; Wells: no septic tank shall be installed, used or maintained on any lot. No wells shall be installed for human water consumption.

Irrigation Wells - may be installed with ACC approval.

Flagpoles – no owner may erect or install a flagpole or decorative banner without the prior written approval of the ACC.

No flagpole shall not exceed 20 feet in height and shall be confined within the sides of the home extended on either the front or rear yard within the building setback lines.

Garbage Containers, Oil & Gas Tanks, Pool Equipment – All garbage and refuse containers, bottled gas tanks and permanently affixed swimming pool equipment and housing shall be underground or placed in walled-in or landscaped areas as approved by the ACC.

If rubbish, garbage or any other form of solid/liquid waste is to be disposed of by collection on a regular and recurring basis, containers may be kept at the front of the Lot after 5:00 PM on the day before the scheduled day of collection and any trash facilities must be removed by 7:00 PM on the day of pick –up.

All of the containers, tanks, and equipment shall be concealed from view from any street or adjacent property or kept in the garage.

Propane tanks for barbeque units do not require ACC approval.

Propane tanks may be located above ground or underground and must meet the requirements of the NFPA Document 58 administered by the Office of the South Carolina Fire Marshall. Tanks must be screened by natural vegetation or walled in.

Signs:

No signs whatsoever shall, without the ACC’s prior written approval of plans and specifications therefor, be installed, altered or maintained on any homesite or on any portion of a structure visible from the exterior thereof except such signs as may be required by legal proceeding.

Signs may not be displayed from a window from the inside of a house.

“For Sale” signs on any homesite or structure are prohibited. However, informational tubes/boxes with home specifications are permitted to be placed by the front door.

Other signs, such as those for garage sales are allowed as long as they are free standing signs and are taken down immediately at the end of the sale or by 5:00 PM whichever is earlier.

Homeowners and Sales agents may hold an “Open House” **only** on Saturday and/or Sunday from 1:00 PM to 4:00 PM. Signs are permitted within 30 minutes prior to and 30 minutes after the completion of the open house. Two (2) directional signs may be used, one at the front gate and one at the street corner. Only one “Open House” sign is permitted in the yard of the property. These “Open House” signs do not require prior approval by the ACC.

Vehicle Signage:

Commercial signage will be allowed on vehicles owned by residents of Pine Ridge community in so far as they are on vehicles which are allowed to have signage. These would be pick up trucks or commercial vans that seat two or more passengers. Large commercial vans may not be parked in the development.

Content: Commercial signs on vehicles may only contain the following: a company name, a slogan, a logo, an address, a phone and/or fax number, an email/website address. Derogatory language or depiction is **prohibited**. The ACC has full discretion to make decisions on sign content.

“For Sale” signs are permitted on motor vehicles, but are limited to signs measuring 10” by 12” and are limited to wording that advertises the sale of the vehicle on which the sign is placed.

Window Treatments – shall consist of drapery, blinds, decorative panels. No newspaper, sheets, aluminum foil or other temporary window covering is allowed.

Swimming Pools – No swimming pools, spas or the like shall be installed without the consent of the ACC.

Only in-ground swimming pools, spas or hot tubs shall be constructed or placed on any homesite. All pools and spas or hot tubs must be approved by the ACC.

Pools may only be constructed if a privacy fence is installed.

Spas and hot tubs must be screened from view by either vegetation or other screening material, such as lattice. All screening material must be pre-approved by the ACC.

Only wading pools are allowed. A wading pool is defined as a pool that does not exceed the dimension of 24 high. Wading pools can not be left up overnight.

Backwash is not permitted to be discharged into the sanitary sewer system or storm water sewer system and must be contained on the lot.

Fences and Walls – before installing a fence, an owner must send in an ACC submittal, submittal fee, plot plat showing the proposed location of the fence on the lot, the height, and type of fence to be installed, and a picture of the fence.

No fence or wall of any kind shall be erected, maintained, or altered on any homesite without the prior written approval of the ACC. Wood, chain-link or wrought iron/black aluminum fences are not permitted. Only white vinyl fences are allowed. Fences may be a maximum height of 6 feet.

Invisible fences for animal control are permitted and do not require ACC approval.

No fence may be constructed between the front of the lot and the front of the house.

Houses located on a lakefront may only have fences that are 4 feet high running across the back boundary line.

The fence must come off the back wall of the house like an extension of the wall. The fence must run down the side property line and across the back.

The fence must have a gate installed at the front and if the house is located on a lagoon it must have a gate in the back so that the owner may access the area between the fence and the water edge as this area must be maintained by the owner.

Neighboring homeowners should be consulted prior to erecting a fence on a property line. Written permission to connect to a neighbor's fence must be submitted at time of application.

Mailboxes - Mailboxes and mailbox supporting posts are to be kept in a well maintained condition. All mailboxes and mailbox supporting posts shall be identical to mailboxes originally provided in Pine Ridge. The cost of any mailbox repair will be the responsibility of the homeowner. Repair work shall be completed within 30 days of the date of repair notification.

Mailboxes different from the original must be applied for and have the approval of the ACC.

Recreation Equipment:

Recreational and playground equipment, with the exception of basketball goals, must be placed in the rear of the home and must remain behind the rear corners of the homesite. All recreational and playground equipment is subject to ACC maintenance standards.

Rental playground equipment such as inflatable play equipment, carousels, and party tents does not require approval by the ACC and may be set up for a period of time not to exceed 72 hours.

Basketball goals over three (3) feet must be portable and located so that any use thereof will not affect public roadways. Basketball goals smaller than three (3) feet must be stored in the garage when not in use.

Plastic slides, sandboxes, and playhouses smaller than five (5) feet may be placed in the backyard of any home site.

All recreational and playground equipment standing taller than five (5) feet must: be made of wood, be natural or earth tone (no painted wood) and have canopies or covers that are earth tones or dark in color.

Dog Runs: Dog runs are not permitted.

Decks, Terraces, Patios and Screened Porches and Additions:

Decks, terraces, patios and screened porches shall be designed as an extension of the architecture of the house and shall use compatible materials matching the existing exterior elevation where it is attached, such as hardiplank, stucco, etc. An ACC submittal form and submittal fee must be submitted to the ACC for written approval.

Screened porches may include arbors (with glass or polycarbonate roofs), screened roofs or a combination thereof, provided that these materials do not extend beyond the existing foundation of the home.

Screened enclosures that would extend beyond the existing footprint of the home must cover/enclose a swimming pool.

Any request for screened enclosure/swimming pool must include written approval from neighbors that have adjoining property.

Screened additions with shingled roofs and/or skylights may extend beyond the existing foundation of the home with ACC approval.

Exterior Lighting, Holiday Lighting and Holiday Decorations:

Exterior lights must be installed to avoid glare from light sources to neighboring properties.

Landscape lighting used to accentuate a home, its driveways, pathways and vegetation should be subdued and subtle.

Colored exterior lighting is not permitted.

Holiday lighting and holiday decorations do not require ACC approval. All holiday lighting and decorations may not be installed more than 30 days prior to such holiday and must be removed within 30 days after such holiday.

Painting, Repainting or Restaining:

Changes in house color or trim from the original, approved color must be submitted to the ACC for approval. Work may not be commenced until the applicant has received approval from the ACC. Repainting or re-staining the same, approved, original color does not need to be submitted to the ACC for approval. Touchup painting and/or touchup staining a home in the original, approved color does not require ACC approval.

Solar Panels - Solar panels may be of benefit to some of the homeowners of Pine Ridge. Solar panels can only be installed on the rear/back roofs of a house and they may not show from the front of the home. The solar panels must be installed as to be an extension of the architecture of the home's roof line. All owners who wish to install solar panels must submit an application to the ACC.

Rain Barrels - Portable, non-stationary rain barrels are environmentally sound and of use in the location/climate of Pine Ridge. Rain barrels should be installed in the side or rear yard of a home and located so they are not visible from any direction in these areas. Tall shrubs or plantings should hide the rain barrel from view.

If a water collection point/gutter is not available in the rear or on the side of a home the ACC will consider an application for a front yard installation on an individual basis.

All owners who wish to install a rain barrel must submit an application to the ACC.

Fines:

All fines deemed appropriate due to violation of these Design Standards are subject to written notice. If the violation is not cured within 7 days or other time period as stated in the notification, the Association may impose a fine against the owner or other action to correct the failure.

All fines imposed shall be subject to the provisions of Article 13 of the Covenants, Restrictions and Easements.

Non-refundable fines will be imposed for the following violations:

Construction not in accordance with plans approved by the ACC or having a variance of greater than one (1) foot or any exterior change made without prior ACC approval will be subject to a fine of **\$50.00 per day** until corrections are made.

Violation of sign rules, failure to conceal trash container, satellite dish, or propane tank from view from the exterior of the homesite will be subject to a fine of **\$25.00 per day per violation and \$50.00 per day for subsequent violations** until the ACC is notified by the homeowner that the said violation has been corrected.

Use of exterior colors not approved by the ACC will be subject to a fine of **\$50.00 per week** until the colors are changed to an approved color stipulated by the ACC/BOD.

Failure to maintain one's property in good condition pursuant to Article IX will be subject to a fine of **\$100.00 per week** until notified by the homeowner that the violation has been corrected.

Failure to allow ACC inspection or interference with such inspection will be subject to a fine of **\$25.00 per day** until the homeowner allows the final inspection by the ACC.

Failure to remove unauthorized landscaping will result in a fine of **\$50.00 per week** until the ACC is notified by the homeowner that the violation has been corrected

Failure to submit a Submittal Form prior to beginning work on any changes or additions to a home or landscaping as referenced in the Design Standards will result in a fine of **\$100 per week**.

**PINE RIDGE
ARCHITECTURAL CONTROL COMMITTEE
AS-BUILT INSPECTION REPORT**

Lot No.: _____ Street Address: _____

Owner(s) of Record: _____

Date of As-Built Inspection: _____ Inspected By: _____

Results of Inspection:

Construction conforms to the project as approved by the ACC

Construction **does not** conform to the project as approved by the ACC for the following reasons:

The construction deficiency must be corrected no later than: _____ and another inspection scheduled.

NOTICE: This inspection was conducted only to insure that the project conforms to the project as it was approved by the ACC. This inspection was **NOT** conducted to insure the quality of engineering or design, the quality construction, or the quality of materials, and neither the ACC, the members thereof, nor the Association assumes any liability or responsibility therefore, nor for any defect in any structure constructed.

Signature of Inspector: _____

PINE RIDGE PROPERTY OWNERS ASSOCIATION

The ACC's scheduled monthly meeting has been set to the 2nd Monday of the month. Please send in your completed submittal at least one week in advance.

Mail completed submittal plus \$15 submittal fee with all required information to: Pine Ridge ACC, c/o Bundy A&M, PO Box 1225, Beaufort, SC 29901.

Architectural Control Committee

SUBMITTAL FORM

(Please Print or Type)

Owner(s) of Record: _____

Phone (H): _____ Phone (W): _____

Lot No.: _____ Street Address: _____

Mailing Address: _____ City: _____ State: _____ Zip: _____

Email Address: _____ (please print clearly)

A \$15 fee must accompany this submittal. Make check or money order payable to Pine Ridge POA.

Initial Submittal; Re-submittal after Disapproval; Re-submittal with Additional Information

Please provide a brief description of proposed changes or additions to your home or landscaping, and attach all plans (site plan, building plans, elevation plans, etc.), specifications (type of material to be used, color chips, etc.), and any other material that will assist the ACC in making its decision. If additional space is required, please add additional pages. Pictures are required for proposed fencing.

Name of Contractor: _____ Phone No.: _____

Submitted by: _____ Date Submitted: _____
(Signature)

Date of ACC Review: _____

Action Taken: Approved; Disapproved; Returned for Additional Information

ACC Members initials _____