

TWO RIVERS NEW CONSTRUCTION SUBMISSION FORM

FOR NEW CONSTRUCTION APPROVAL

DATE SUBMITTED: _____ LOT _____ BLOCK _____ PHASE _____ LOT ADD _____

BUILDER/HOMEOWNER _____ / _____

Phone No. _____ Cell No. _____

Email/s: _____

ACC REQUIREMENTS: All ACC plans to be turned into our office (address above) for approvals. **ALL APPROVALS MUST BE IN WRITING. VERBAL OF ANY OTHER TYPE OF APPROVALS WILL NOT BE CONSIDERED VALID OR LEGAL.**

SUBMISSION REQUIREMENTS:

1. Half size or larger plans including Plot Plan showing setback dimensions, Elevations of all four (4) sides indicating materials proposed, and a Floor Plan for reference, along with this Application to be submitted to and approved by the ACC prior to start of construction.
2. Color Palette to be submitted separately and approved by the ACC prior to application.
3. Landscape Plans to be submitted separately and approved by ACC prior to installation.

FEES: A refundable deposit in the amount of **\$2,000** shall be paid upon submission of this application made payable to **Two Rivers Homeowners Association**, specific notation of L/B/P for New Construction Compliance Deposit. Said deposit shall be held to ensure compliance with the all of the Two Rivers HOA governing documents associated with your individual project's Phase. This deposit shall be refunded at completion of project if all compliances are adhered to.

CONSTRUCTION REQUIREMENTS:

PHASE	Minimum Square Footage
(Main) 8	2600
(Main) 9	2800
(Pointe) 10	4000
(Island) 11	4000
(Rivermoor) 7	7000
	Setback Requirements:
Single Level	7.5' Side Yard / 30' Front Yard / 30' Rear
Two Story	12.5' Side Yard / 30' Front Yard / 30' Rear
Transitional	7.5' Side Yard Single Story Side / 12.5' Two Story Side / 30' Front Yard / 30' Rear
Lots Boarding Common Area	Treated as regular lot set backs
Corner Lots	20' from corner side of yard

* ACC may approve 3' side yard at its sole discretion. Garage doors must be located a minimum of 18' from back of sidewalk or edge of roadway pavement, whichever is nearer.

FOUNDATION:

Minimum 18" above sidewalk grade to a maximum of 24" above sidewalk grade.

GRADING/DRAINAGE:

Builder agrees to complete all finish grading in a manner that will convey all water from the sprinklers and storm run-off to the front of the lot then to the front yard street or in the case of a corner lot the side yard street. All common areas must be considered.

FASCIA/SIDING:

Fascia: 5/4 x 8 inch width minimum

Lap Siding: Wood (Redwood, Cedar or Spruce—may be stained or painted), Masonite or Cement Fiber Board Trulap Siding with 6-8 inch reveal. Batt on Board.

MASONRY:

Front Elevation must have extensive exterior brick, stucco, stone, cultured stone with front corners wrapped a minimum of 2' decorative wood application may serve as alternatives to brick, stone or stucco on front elevation and will be evaluated individually by the ACC.

OTHER REQUIREMENTS:

Building elevation adjacent to common areas shall include architectural detailing, comprised of roof dormers, brick, stone and stucco accents and enhanced window design and treatment.

ROOF REQUIREMENTS:

All roofs shall be comprised of cedar shakes, tile, 50 year CertainTeed Landmark asphalt shingles, ornamental copper or such other material as may be approved by the ACC and shall be of such colors and specifications as may be approved by the ACC. All roof shall include hips, dormers and/or gables in order to present heightened architectural features and shall be a minimum of 6/12 pitch.

GARAGE REQUIREMENTS:

Interior finish shall be taped sanded and painted. Garage door to be designed as not be the predominate feature of the front elevation.

CONCRETE FLATWORK:

Concrete to be curved and driveways to be accented with brick, stone pavers, stamped or colored concrete, or other such treatment as may be approved by the ACC.

WINDOW REQUIREMENTS:

All window frames shall of the anodized type, wood, vinyl or better; glass to be double pane.

YARD LIGHT:

Must be a photosensitive yard light integrated with the design of the house and must be within 10 feet of the front boundary line.

GARAGE LIGHTS:

Each home to be equipped with a minimum of two garage door exterior lights, these lights may be mounted on the wall or may be recessed into the soffit.

COLORS:

Exterior colors must be submitted separately and written approval obtained from the Architectural Control Committee prior to application. **Download the ACC Color Request Form at www.tworivershoa.org**

LANDSCAPE AND FENCING:

Landscape and fencing plans must be submitted separately and written approval obtained from the ACC prior to installation. **Download the ACC Landscape Request Form at www.tworivershoa.org**

ADDITIONAL CONSTRUCTION REQUIREMENTS:

The builder and owner agree to the following terms and conditions during the course of construction.

- No animals to be on the job site at any time during construction
- A trash container, minimum of 4'x8", or a trailer will be on the job site at the start of, and throughout construction, and emptied periodically to maintain a clean job site. Owner could forfeit their deposit if the job site is not maintained in a neat and orderly manner.
- A portable bathroom will be on the job site at the start of construction, and throughout construction and shall be emptied periodically so as to not to cause unsightliness and/or the possibility of overflow.
- No loud music at any time.
- No sidewalks, driveways, or mailboxes will be blocked at any time.
- No signs of any kind other than lot identification signs and rule signs will be allowed.
- Street traffic must be able to pass in both directions at all times.
- No materials may be dropped off or stored in the public streets at any time.

Owner agrees to follow these Architectural Control Committee approved plans, and will not alter said plans without prior submission for written approval from the ACC.

_____ **APPROVED AS SUBMITTED**

_____ **APPROVED AS SUBMITTED WITH THE FOLLOWING CONDITIONS:**

_____ **REJECTED FOR THE FOLLOWING REASONS/MUST BE RESUBMITTED:**

By: _____
Two Rivers Architectural Committee Member

Date: _____