



Architectural Control Committee Requirements Detached Single Family Condominiums

Building Requirements:

All Villas to be designed with Court Yard or Side Entry garages. Minimum of 2 car.

Front setback will be staggered ~~20'~~ and 25', Side minimum of 5'; Back minimum 20'. Allowable widths and depths vary. Placement to be determined with Seller or Seller's representative. All staking to be approved prior to dig out. *See Jeff or Gina*

Exterior material to be a combination of three textures using only brick, stone, stucco, approved concrete siding. Two exterior material along with wood accents will be considered 3 textures. NO VINYL SIDING WILL BE ALLOWED.

All windows to be clad with style approved by the Architectural Control Committee.

Minimum roof pitch of 9/12. Shingles must be composition shake "like" with shingle specifications to be approved by the Architectural Control Committee. Must meet the visual appeal of the existing single family detached unit(s).

Any outdoor living area other than covered area included in plan to be made of a pervious surface. No impervious services other than the driveways allowed.

Sprinkler system must be installed in front, sides and back yards using Rain Master.

Sod to be installed in front, sides and back yards.

Landscaping plan to be approved by the Architectural Control Committee. Front yard must have plan with a minimum of at least 20 shrubs.

Poured crawl space or slab foundations only. NO BLOCK FOUNDATIONS ALLOWED:

As a standard, fencing will not allowed unless prior approval from the Architectural Control Committee. Any fencing will be required to have a minimum 18" wall base connected to the unit and made part of the unit's outdoor living area. All maintenance of the fence and within the fenced area to be the homeowner's responsibility.

Mailboxes to be determined and of a design required by the Post Master and in one central location in the subdivision.

Building contractor must be approved. Buyer to provide name, address, and phone number for builder along with two full sets of plans.

All new construction, contractors, subcontractors, etc. must be covered by General Liability/Builders Risk Insurance and Workmen's Comp.

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office (417) 865-4787 cell (417) 225-2527

OWNER/BUILDER/CONTRACTOR REQUIREMENTS

Owner/Building contractors must provide seller with a copy of their liability insurance certificate and workmen's comp prior to construction, along with the estimated start of construction.

Trash dumpsters, port-a-potty, or other miscellaneous items necessary during construction must have prior placement approval due to the limited amount of area and closeness of structures. Arrangement to be made with Hickory Investors, LLC or their representatives.

No top soil or fill dirt to leave subdivision without consultation with Hickory Investors, LLC or their representatives.

What to provide:

Building plans with front, side and rear elevations.

Site plan with front, rear, left and right setbacks.

Square footage of each level. (Maximum ground floor 2400 sq. ft. NO ACCEPTIONS)

Exterior materials and colors.

Estimated building cost including lot for custom homes.

Estimated retail marketing price for spec homes.

"Not including up to a 3 car garage and a covered porch or patio area!"

Initials:

We (I) the undersigned understand and agree to comply with The Villas at Hickory Hills Building Requirements, Contractor Requirements, Approval Request Requirements, Articles of Incorporation, Declarations of Restrictions, Covenants and Conditions, By-Laws and any amendments thereof.

DATED: _____, 20_____

Buyer Phone

Buyer

Contractor Phone

Address

Seller

Seller

Listing Company

Selling Company

Listing Agent

Selling Agent

UNIT: _____

ADDRESS: _____

CONSTRUCTION APPROVAL REQUEST

PROJECTED START OF CONSTRUCTION _____

SUBMITTED PLANS (INCLUDING ALL ELEVATIONS)

SUBMITTED SITE PLAN

SUBMITTED SQUARE FOOTAGE

EXTERIOR MATERIAL COLORS (Some Cedar/Concrete Board Sidings Allowed)

BRICK _____

STONE _____

STUCCO _____

CONCRETE BD _____

SOFFIT & FASHIA COLOR _____

WINDOWS MATERIAL & COLOR & BRAND

CASEMENT ROLL OUT _____

STYLE _____

COLOR _____

BRAND _____

ROOF

STYLE _____

COLOR _____

BRAND _____

SHUTTERS

SUBMITTED PLANS FOR OUT DOOR LIVING AREA, ENCLOSED COURTYARD, FENCE PLAN, IF ANY.

MATERIAL _____

COLOR _____

INITIALS:

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DATED: _____, 20____

Unit Address: _____

Buyer Phone

Buyer

Contractor Phone

Address

Seller

Seller

Listing Company/Agent

Selling Company/Agent