

Olde Town Kerr Place

Architectural Control Committee Requirements

Building Requirements:

All house to be designed with a minimum of 2 car garage. One story homes must have a minimum of 1500 sq. ft. on the main floor. Two story homes must have a minimum of 1400 sq. ft. on main floor and 500 sq. ft. upper level.

Exterior material to be a combination of two textures using brick, stone, stucco, approved siding materials, etc. Two exterior material along with wood accents will be considered 3 textures. Gables are encouraged. No FULL HIP roofs.

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

Minimum roof pitch of 8/12. Shingles must be approved by the Architectural Control Committee and must meet the visual appeal of the existing single family homes.

Landscaping plan to be approved by the Architectural Control Committee. Front yard must have plan with a minimum of at least 10 shrubs and 2 trees.

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

Fencing to be installed only after prior approval from the Architectural Control Committee.

Mailboxes are of custom design and purchased through Developer only.

Building contractors must be approved. (If custom build, Buyer to provide name, address, and phone number for builder along with two full sets of plans.)

OWNER/BUILDER/CONTRACTOR REQUIREMENTS

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.

Exterior materials and colors.

Estimated building cost including lot for custom homes.

Estimated retail marketing price for spec homes.

Initials:

We (I) the undersigned understand and agree to comply with Olde Town Kerr Place 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 _____

SIDING _____

_____ 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