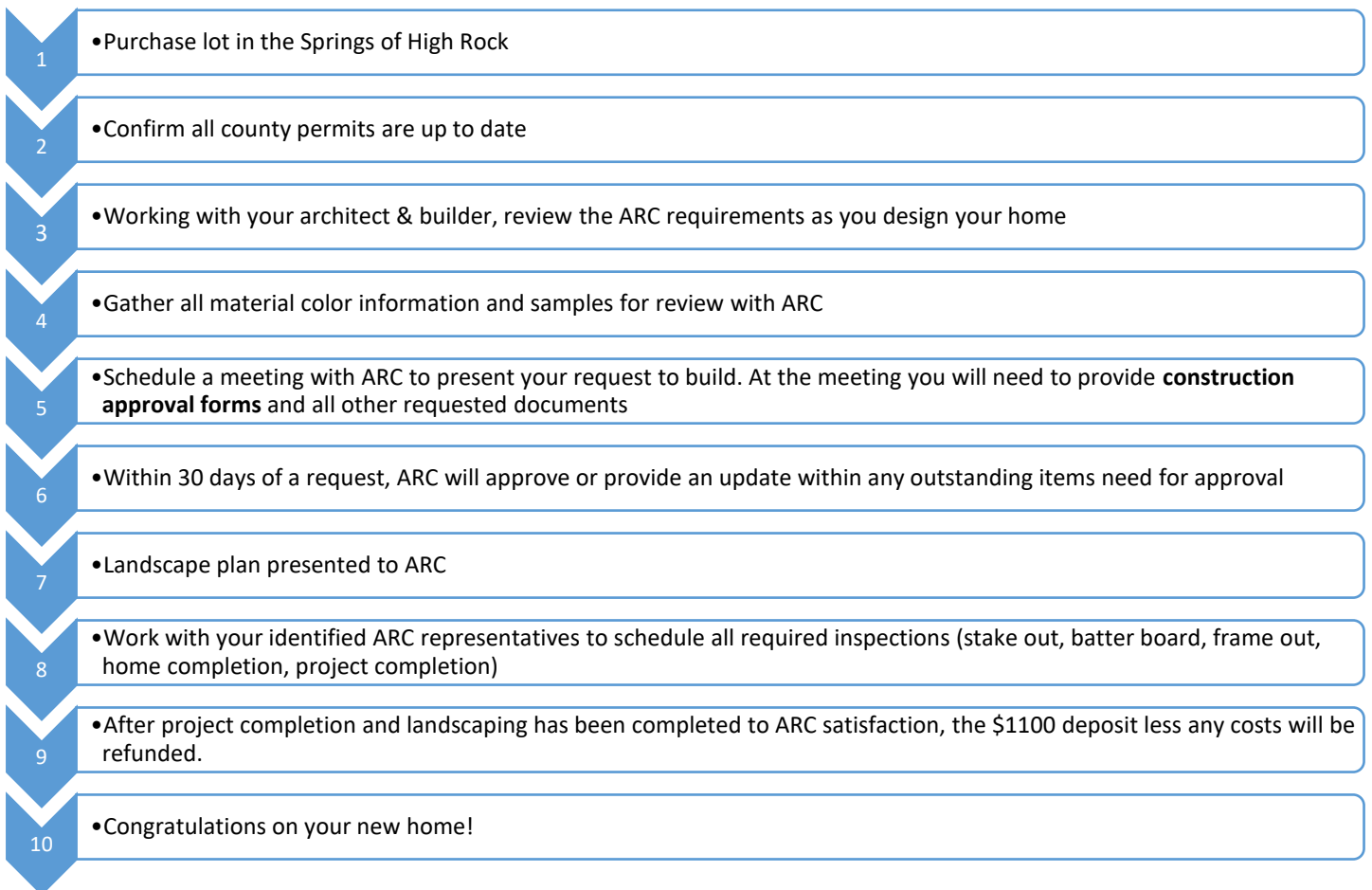


Architectural Review Committee (ARC) - This committee is in place for the purpose of reviewing, approving, suggesting changes to, and rejecting plans and specifications for new home builds and improvements and the landscaping of each lot. This Committee is also created for the purpose of reviewing, approving, suggesting changes to, and rejecting swimming pools, outbuildings, boat houses, ramps, piers, driveways, enclosures for satellite dishes, and if Declarant so desires, for mailbox design.

If you have any questions as you are preparing to build, ARC may be reached at:

[arcboard@thespringsathighrock.org](mailto:arcboard@thespringsathighrock.org)

## The Build process in the Springs at High Rock



\*Retain this top page as a reference, submit the rest of packet at your meeting with ARC

# CONSTRUCTION APPROVAL FORMS

## **Form 1: Letter of Acknowledgement from Owners:**

To be completed for each application submitted to The Springs Architectural Review Committee for approval.

This acknowledges that I have a copy of the Declaration of Covenants, Conditions, and Restrictions of The Springs At High Rock Subdivision, the Declaration of Restrictive Covenants of The Springs At High Rock Subdivision and the May 24, 2021, Requirements of the Architectural Review Committee (ARC) for building in The Springs and that I will abide by them.

I understand that I cannot make any exterior alteration or change of an approved plan to my home such as the overall exterior appearance, trim, siding, roofing, stain/paint, driveway and/or walk location, garage, outdoor lighting, pool, landscaping plan, etc. without prior submission of a written request for the change(s) to The Springs ARC, and have received their written approval.

I state that I am current on all assessments for the property. Further, I agree to pay any expenses to correct exterior changes made without written approval. I will hold The Springs Homeowners Association, Inc. harmless for such action.

Agreed: \_\_\_\_\_  
\_\_\_\_\_ (Signature of property owners)

Lot Number: \_\_\_\_\_

Street Address: \_\_\_\_\_

Date: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Form 2: Letter of Acknowledgment from General Contractor/Builder**

To be completed for each application submitted to The Springs Architectural Review Committee for approval.

This acknowledges that I have reviewed a copy of the Declaration of Covenants, Conditions and Restrictions of The Springs Subdivision, and the May 24, 2021, Requirements of the Architectural Review Committee (ARC) for building in The Springs and that I and all others contracted by me for construction on the property listed below will abide by them.

This agreement must be signed and submitted by the builder at a scheduled ARC meeting or at another designated time when the ARC, Homeowner, and the builder can schedule a meeting.

Agreed: \_\_\_\_\_

(Signature of General Contractor/Builder)

Lot Number: \_\_\_\_\_

Street Address: \_\_\_\_\_

Date: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**Form 3: Design Approval Checklist: Part 1**

To be completed for each application submitted to The Springs Architectural Review Committee for approval.

**Owner(s):** \_\_\_\_\_

Lot & Phase Number: \_\_\_\_\_

The Springs Address: \_\_\_\_\_

Current Home Address: \_\_\_\_\_  
\_\_\_\_\_

Phones: Primary \_\_\_\_\_

Other \_\_\_\_\_

E-mail: \_\_\_\_\_

**Builder:** \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Phones: Primary \_\_\_\_\_

Other \_\_\_\_\_

E-mail: \_\_\_\_\_

## Form 3: Design Approval Checklist Part 2

### Drawings Checklist:

A. Site Plan that shows:

1. Property Lines \_\_\_\_\_ (identify adjacent lots/homes)
  
2. North Arrow \_\_\_\_\_
  
3. Scale \_\_\_\_\_
  
4. Setbacks \_\_\_\_\_
  
5. Footprint of entire structure(s) \_\_\_\_\_
  
6. Location of well & septic \_\_\_\_\_
  
7. Corners of adjacent structures \_\_\_\_\_
  
8. Location/ composition of drive & walks \_\_\_\_\_
  
9. Topography, erosion, and drainage control plans \_\_\_\_\_
  
10. Retaining Walls (if any) \_\_\_\_\_
  
11. Location of Service Areas \_\_\_\_\_  
(heat pumps, generators, propane tank, etc.)

B. Photos of lot (see requirements) \_\_\_\_\_

C. Floor Plans of all structures \_\_\_\_\_ (blueprints showing Sq. ft)

D. Elevations of each side

1. Exterior materials listed (Use separate list, page 6)

2. Door & window locations \_\_\_\_\_

3. Roof pitch & materials \_\_\_\_\_

4. Finished grades \_\_\_\_\_

**Fees Paid (Requirements 1-h):**

A. Non-refundable road fee (\$600) \_\_\_\_\_

B. Refundable construction bond (\$1100) \_\_\_\_\_

Comments:

Signature of Property Owner(s) / Date:

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## Exterior Materials and Color Selections for Builds in The Springs at High Rock

*Actual Samples Must be Presented before Final Approval can be granted*

Per Architectural Review Requirement Paragraphs 1g \* and 8♦: Materials and colors for exterior surfaces: select muted, nature-blending colors. Pure white, multicolor (more than two), or high contrast color themes should be avoided. Visible foundations must be faced with brick, stone or cultured stone, or be stucco tinted to complement the house. Retaining walls must complement the style of the house.

**Please list both Manufacturer of Material and Name of Color proposed including samples for the items underlined.**

<b>Exterior Section</b>	<b>Material Selected</b>	<b>Color Selected (include Manufacturer's Name if possible)</b>	<b><u>Sample Submitted</u></b>
<b>* <u>Roof Material/ Color</u></b>			
<b>* <u>Stone/Brick/Mortar Color</u></b>			
<b>* <u>Siding Material/ Color</u></b>			
<b>* <u>Garage Door/ Color</u></b>			
<b>* <u>Front Door/ Color</u></b>			
<b>* <u>Exterior Trim/ Color</u></b>			
<b>♦ <u>Visible Foundation Facing Material/ Color</u></b>			
<b>♦ <u>Retaining Wall Facing/ Color</u></b>			
<b>Windows/ Color</b>			
<b>Gutters &amp; Downspouts/ Color</b>			
<b>Columns/Color</b>			

If more space is needed to describe materials and/or colors selected, please add to back of form or on an additional sheet.

**Form 4: Landscape Approval Checklist (This form to be completed before final inspection review):**

Per ARC Review Requirements:

Landscaping designs should seek harmony with and preserve the wooded and rocky character of High Rock Mountain. The use of existing natural growth areas as part of the landscape design is encouraged. Large lawns should be avoided as these require removal of too many trees and extensive watering. Plantings that require extensive watering should also be avoided in consideration of the potential to deplete not only your well but also those of your neighbors. Plantings must be chosen and sited to ensure that at maturity the lake views and mountain vistas enjoyed by neighboring properties (improved or not) are not compromised. Removing trees from another owner's property to improve a view or for any other reason without written permission from both the property owner and ARC is forbidden and may result in legal action. When the property owner or contractor considers the landscape installation complete according to the approved plan, notify the ARC so that a Landscaping Inspection can be scheduled. Return of any applicable deposits will not be considered until the Landscaping Inspection has been completed and approved. Property Owners of home build projects completed in Winter months (December through March) may request a deferment of the Landscaping Inspection and approval until weather permits. Upon verification and approval that all other requirements have been satisfied, the applicable deposit may be refunded at that time, subject to ARC approval.

**Owner(s):** \_\_\_\_\_

Lot & Phase # \_\_\_\_\_

The Springs Address: \_\_\_\_\_

Current Home Address: \_\_\_\_\_

Primary Phone# \_\_\_\_\_

E-mail: \_\_\_\_\_

**Landscaper:** \_\_\_\_\_

Address: \_\_\_\_\_

Primary Phone # \_\_\_\_\_

Email: \_\_\_\_\_