

Guidance for submission of plans to Architectural Review Committee

A summary of requirements is given here. Details are given in the CC&R's
(<http://www.hrpoa.org/HRPOACCnRs2003.pdf>)

Plan Submittal Checklist

1. Plans are required for any structure or addition greater than 200 square feet
2. Include lot number/address of proposed structure
3. New residences must be at least 1200 square feet of living area
4. 3 sets of plans must be submitted (1 for HRPOA records, 2 stamped and returned to owner)
5. Location of new residence, addition or outbuilding must be shown
6. For new residences well, septic and driveway locations must be shown
7. Minimum setbacks are 30' front, 15' side, and 40' rear
8. All side elevations must be shown
9. Approved exterior materials are wood, stucco, rock, brick, cinder block, composites (Hardi board, vinyl, metal siding)
10. Approved roofing material include non-glare metal, tile, asphalt
11. Roof pitch must be at least 6/12 over 75% or more of the roof area (Barns must have at least 3/12 pitch).
12. Samples or photographs of roofing and siding materials must be submitted for both new residences and additions. (It is not sufficient to only state that colors will match the existing structure- in this case, take photographs of the existing structure and submit these)
13. Building and roofing colors should blend into the surrounding area
Approved exterior materials are wood, stucco, rock, brick, cinder block, composites (Hardi board, vinyl, metal siding)
14. Exterior lighting must be not greater than 60 watts
15. Payment of \$100 plan review fee required with plan submission (new residences only)
16. Culvert deposit of \$2500 required with plan submission (new residences only)
17. Variance requests require a payment of \$500 (the variance process is described in the CC&R's).

Plans may be submitted at monthly meetings of the Board or Directors or at any Architectural Review Committee Meeting.