

FULL APPROVAL PACKAGE

EXTERIOR MODIFICATIONS OR ADDITIONS

**Not all Modifications or Additions require this package.
Please read Document #1 before submitting this Full Package.**

Special Note: This package does not pertain to King's Grant, The Villages and 18 Queen's Court. They have their own Architectural Review Committees, Covenants and Bylaws and should be contacted directly.

Please complete the following and return or Email to: pluiz@tcgrd.com

This package will include all information that you and your contractor will need to submit your house plan modifications to the Architectural Control Sub-Committee for approval.

Please make sure that you and/or your contractor (if applicable) read **ALL INFORMATION** including the covenants and restrictions. This is imperative since **YOU** are responsible for your contractors work during the building process.

After your plans have been submitted to the ACC Sub-Committee you will be notified if any changes are required before starting work. Please remember that you must have final approval from the ACC Sub-Committee before **ANY** work can begin on your property.

Deadline for submission is **12:00 noon on the first Thursday of each month**. Please submit all plans before this time if you wish them to be considered for approval. You will be notified of approval or denial within 30 days of the date submitted.

Sincerely,
Hunters Creek ACC Sub-Committee

I have read and understand this package, and agree to abide by all rules and regulations.

(Owners' Signature)

ACC Sub-Committee

Please observe the following stipulations when making modifications to the exterior of your home:

1. No sub-contractor signs may be placed on site.
2. Silt fencing must be installed on perimeters where the ground has been disturbed. If you do not install this, we will contact someone who will – at the HOMEOWNER'S EXPENSE (usually the charge for this will be excessive).
3. If there are any modifications to submitted plans to the exterior of the home after the original plan is submitted it is the responsibility of the homeowner to notify the ACC.
4. Please keep construction traffic on the home site and not parked in the road or on any adjoining lot. Any tracks, roads, or disturbed lot adjacent will result in the homeowner having to place the lot in original condition at their expense.

ARCHITECTURAL CONTROL SET BACKS

REAR: 50 FT. FROM PROPERTY LINE AND NOT WITHIN THE FLOOD PLAIN FOR LOTS LOCATED ON LAKES (HOME OWNER IS RESPONSIBLE FOR VERIFICATION)

FRONT: 40 FT. FROM PROPERTY LINE (PROPERTY LINE IS APPROX. 13 FT. FROM ROAD -TOTAL OF 53 FT. FROM ROAD)

SIDE: 20 FT. FOR EACH SIDE

NOTE: ALL THESE SETBACKS MAY NOT APPLY TO THE GABLES, ST. ANDREWS, FOXCHASE OR LOTS ALONG RIVER'S RUN. THESE AREAS HAVE SEPARATE SETBACKS.

**ACC SUB-COMMITTEE
HUNTER'S CREEK PLANTATION**

PLANS AND MATERIALS CHECKLIST

Homeowner(s) Name _____

Date Submitted _____

Street Address _____

Cell Phone _____ Home Phone _____

E-mail _____

Items required:

1. Site plan
 - a. Submit scale drawing of modifications to be done
 - b. Lot boundaries-string sidelines of lot front to rear.
 - c. Areas to receive significant elevation changes- stake out areas and define changes.
 - d. Advise ACC-Subcommittee when string lines are in place for acceptance.
2. Exterior elevations:
 - a. Show all sides of building – exactly as they are to be changed/modified.
 - b. Show and specify all exterior materials.
 - c. All material types and colors much match/coordinate with the original structure.
3. Material samples required if different from the original structure:
 - a. Stone/brick or other i.e. Stucco
 - b. Siding color(s), chip(s)
 - c. Trim, shutter, door colors chip(s)
 - d. Roof shingles

**NOTE: NO PLAN WILL BE CONSIDERED FOR APPROVAL UNTIL ALL
APPLICABLE ITEMS LISTED ABOVE ARE SUBMITTED. NO EXCEPTIONS!!**

ACC SUB- COMMITTEE HUNTER'S CREEK PLANTATION

TO BE COMPLETED AND SUBMITTED WITH PLANS – PLEASE FILL OUT ALL AREAS THAT APPLY TO YOUR POTENTIAL MODIFICATION

NOTE: NO PLANS WILL BE OFFICIALLY ACCEPTED WITHOUT THIS FORM COMPLETED AND SIGNED.

1. Do all material types, colors and roof pitch match the existing structure?

☐ If Yes-Go to #2 ☐ If No-Complete the "Exterior Materials Section(s) that apply

EXTERIOR MATERIALS:

BRICK MAKE _____ COLOR _____

SIDING MANUFACTURER _____

STYLE _____

MATERIAL _____

COLOR _____

TRIM COLOR _____

SHUTTER STYLE _____

COLOR _____

ROOF SHINGLE STYLE _____

TITLE (IF APPLICABLE)

MANUFACTURER _____

COLOR _____

2. All materials match original type and color exactly.

CONTRACTOR _____

PHONE _____

ANTICIPATED START DATE _____

ANTICIPATED COMPLETION DATE _____

EXISTING HEATED/COOLED SQUARE FOOTAGE _____

FINISHED OVERALL HEATED/COOLED SQUARE FOOTAGE _____

SIGN _____ DATE _____

Attach or draw sketch of layout for additions or modifications to the existing structure or additional structure requested on your lot. Indicate/highlight existing footprint of your home and setbacks.