

ACC Owner Request for Construction Approval

A request for Build Approval BEFORE beginning Construction must be made by the builder or owner.

This document does not replace, supersede or in any way alter the request for Approval. This document is strictly a check-list that is used during the process.

Pages 2 and 3 of the following check-list is used by the ACC to ensure that all required information has been provided with the application for approval.

Pages 4 and 5 of the following checklist are the specific CCR's that the ACC will benchmark against when evaluating an Owners request for approval.

Description	Date Reviewed	Furnished to ACC		Comments
		Yes	No	
Required Information for Approval - Must be provided with the application:				
Dues and assessments current?				
Application Fees Received?				
Application Information:				
<input type="checkbox"/> Owner information complete?				
<input type="checkbox"/> Builder Information complete (including TRCC #)?				
<input type="checkbox"/> Inspection Company Information complete?				
Site Plan Complete to include:				
<input type="checkbox"/> Structure Locations?				
<input type="checkbox"/> Driveways and Aprons?				
<input type="checkbox"/> Location of Buried Propane information complete?				
<input type="checkbox"/> Location of Septic System information complete?				
<input type="checkbox"/> Location of Retaining Walls				
<input type="checkbox"/> Set back line information complete?				
<input type="checkbox"/> Easement information complete?				
Required Documents:				
<input type="checkbox"/> Septic System Permit Application from County				
<input type="checkbox"/> Culvert Permit from County				
<input type="checkbox"/> Certified Engineer stamped Foundation Plan				
<input type="checkbox"/> Copy of Insurance Policy on construction				
<input type="checkbox"/> Survey ("Form" survey prior to pour of slab)				
<input type="checkbox"/> Certified Aerobic System Plan				
Detailed Floor Plans to include:				
<input type="checkbox"/> AC Square footage by floor (all structures)				
<input type="checkbox"/> Non AC Square footage by floor (all structures)				
<input type="checkbox"/> Garages and Workshops				
<input type="checkbox"/> Principle Plate Heights				
<input type="checkbox"/> Items with Roof Penetrations				
<input type="checkbox"/> Air Conditioning Equipment				
<input type="checkbox"/> Instant Water Heaters				
<input type="checkbox"/> Propane Gas Meter				
<input type="checkbox"/> Electric Utility Meter				
<input type="checkbox"/> Exterior Lighting				
All Elevations to Include:				
<input type="checkbox"/> All Structures and All sides				
<input type="checkbox"/> Shutters				
<input type="checkbox"/> All Roof Pitches				
<input type="checkbox"/> Chimney Flue Locations				
<input type="checkbox"/> Exterior Materials (Brick, Stone, etc.)				
Additional Requirements:				
<input type="checkbox"/> Portable Toilet				
<input type="checkbox"/> Temporary Culvert and Temporary Drive				
<input type="checkbox"/> Trash Container				
<input type="checkbox"/> Concrete clean-out Location				

Description	Date Reviewed	Furnished to ACC		Comments
		Yes	No	
Build Request Addendum Information for Approval:				
Building Specifications:				
<input type="checkbox"/> Brick information complete?				
<input type="checkbox"/> Stone information complete?				
<input type="checkbox"/> Siding materials information complete?				
<input type="checkbox"/> Exterior Paint Colors?				
<input type="checkbox"/> Roof Materials information complete?				
<input type="checkbox"/> Exterior Shutters information complete?				
<input type="checkbox"/> Garage Doors information complete?				
<input type="checkbox"/> Exterior Doors information complete?				
<input type="checkbox"/> Storm Door Information complete?				
<input type="checkbox"/> Pilaster Lighting information complete?				
<input type="checkbox"/> Culvert Masonry trim information complete?				
<input type="checkbox"/> Pilaster Design information complete?				
<input type="checkbox"/> Mailbox Design information complete?				
<input type="checkbox"/> Driveway specifications information complete?				
<input type="checkbox"/> Fencing Plan & Material information complete?				
<input type="checkbox"/> Landscaping Plan information complete?				

The Architectural Control Committee will evaluate information provided by the Owner and the Builder that accompany the "Request for Build Approval before beginning Construction" against the Official Declaration of Covenants, Conditions and Restrictions for Creekview Landing with specific emphasis on the following two Articles and sections: (XX and XXI)

It is the responsibility of each Property Owner to familiarize themselves with, and adhere to these documented standards. They should not rely on their Builder or General Contractor to ensure compliance.

Section	Description	Date Reviewed	Status		Comments
			Acceptable	Not Acceptable	
Article XX Construction of Improvements and Use of Lots					
Section 1	Residential Use Only				
Section 2.	Single Family Use				
Section 3.	Garages				
Section 4.	Driveways, Pilasters and Mailboxes				
	Driveways (size, location, reqmts)				
	Permanent Concrete Culverts				
	Headwall Treatments				
	Safety End Treatments				
	Temporary Culverts				
	Pilasters (2) location				
	Pilaster Lighting				
	Mailbox				
Section 5.	Minimum Floor Area and Lot Coverage				
	Total A/C living area				
	Plate Height				
Section 6.	Building Materials				
Section 7.	Lot Setback and Frontage				
Section 8.	Fencing and Walls				
Section 9.	Chimney Flues				
Section 10.	Windows and Skylights				
Section 11.	Cul-de-sac and Corner Lot placement				
Section 12.	No Duplications				
Section 13.	Roofs and Roof clad Materials				
Section 14.	Outbuildings				
Section 15.	Gas Tanks				
Section 16.	Landscaping (plans submitted within required timeframes)				
	Sprinkler / irrigation System				
	Landscape Lighting				
Section 17.	Foundation				
	Slab elevation				
	Engineered Plans				
	Pre-Pour Survey				
Section 18.	Water Supply				
	Wells				
	Cisterns				
Section 19.	Sanitary Sewers				
Section 20.	Electric Service				
Section 21.	Swimming Pools				
Section 22.	Drainage				
	Lot Drainage				
	Swales				
	Culvert sizes and numbers				
	Gutters and downspouts				

Section	Description	Date Reviewed	Status		Comments
			Acceptable	Not Acceptable	
Article XX Construction of Improvements and Use of Lots (Continued)					
Section 23.	Excavation				
Section 24. Removal of Trees, Trash and Care during Construction					
	Adjacent Lots				
	Damage Deposit \$1,000				
	Portable Toilet				
	Trash Bins				
	Streets and general cleanliness				
Section 25.	Solar Panels				
Section 26. Specific Architectural Details					
	Shutters				
	Window Frames and Mullions				
	Roof Pitch				
	Columns				
	Exterior Colors				
	Exterior textures and materials				
Section 27. Builder Qualifications					
	TRCC membership or other association				
	Inspection Reports				
	Insurance				
Section 28.	Completion Of Construction				
Section 29.	Temporary Dwellings				
Section 30.	Temporary Structures				
Section 31.	Air Conditioning Units				
Section 25. Front Walkways, Porches and Patios					
	Construction material				
	Culvert				
	Pilaster				
Section 26. Exterior Lighting					
	Path Lighting				
	Front Door entrance lighting				
	Pilaster lighting (photocell)				
	Landscape illumination				
Section 28.	Basements				
Section 29.	Architecture				
Section 30.	Temporary Structures				
Section 31.	Parking				

Section	Description	Date Reviewed	Status		Comments
			Acceptable	Not Acceptable	
Article XXI Controlled Activity Requirements (selective sections evaluated by ACC for construction approval)					
Section 13.	Sight Line Limitations				
Section 15.	Signage				
Section 19.	Stables, Paddocks and Dog Runs				
Section 20.	Trash Collection (not considered for construction approval)				
Section 21.	Dumping on Lots				