

**ARCHITECTURAL CONTROL COMMITTEE**  
**GENERAL IMPROVEMENT REQUEST FORM**

In accordance with the recorded covenants, conditions and restrictions of the association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvements of his deeded property to include, but not be limited to patio covers, decks, outside buildings, fencing, building add-ons, etc. submit the following to the Architectural Control Committee prior to initiating work on the planned improvements.

- 1. A completed Improvement Request Form**
- 2. Explanation of Materials**
- 3. Complete and detailed building plans, and specifications**
- 4. A property site/plot plan showing the location of the proposed improvement**

**FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1, 2, 3 & 4) PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT.**

If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvement from their property. Any homeowner considering any exterior improvement to their property is urged to review the recorded deed restrictions prior to initial request.

PLEASE PRINT THE FOLLOWING INFORMATION:

Owner Name: \_\_\_\_\_

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

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

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

Briefly describe the improvement which you propose:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Who will do the actual work on this improvement?

Contractor name: \_\_\_\_\_

Contractor Phone #: \_\_\_\_\_

Lot # of improvement: \_\_\_\_\_

I understand that the Architectural Control Committee will act on this request within 30 days of receipt and contact me in writing regarding their decision. I agree not to begin property improvement without written approval from the ACC Committee.

I understand that all construction will meet the City codes and that the ACC Committee approvals do not override the City codes but rather, are intended to work with them.

\_\_\_\_\_  
Homeowners Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Construction Start Date

\_\_\_\_\_  
Estimated time of completion

**Return this form to your community ACC email at:**

**[HurtaRiverEstatesACC@gmail.com](mailto:HurtaRiverEstatesACC@gmail.com)**

## **QUESTIONS ASKED ABOUT ARCHITECTURAL CONTROL COMMITTEE (ACC) PROCEDURES**

### **WHAT IS THE PURPOSE OF THE COMMITTEE?**

The purpose of the committee is to maintain property values by protecting the environmental and architectural integrity of the Subdivision in accordance with the provisions of the Declaration. Most covenants state that no building, structure or improvement of any character shall be erected, placed, added to or altered on any lot until the building plans, specifications and a site plan showing the location of the proposed structure or structures have been submitted to and approved by Architectural Control Committee for the Association as being in compliance with the restrictions as to use, quality of workmanship and materials, nature of materials, harmony of external design and colors with existing and proposed structures, and location of improvements with respect to topography, finished grade elevation, lot boundary lines and building lines, and within the scheme and design of Declarant.

### **WHAT ACTION IS REQUIRED OF OWNER(S)?**

Prior to making any change or improvement, any owner planning to change or add to the existing structures on a lot must submit a request in writing to the ACC stating the details of the intended change, improvement or need for variance and attaching samples or plans to more clearly describe the projected change or addition. If any change, improvement or action in variance from the Declaration is taken prior to written approval of the ACC, the Association has the right to require the homeowner to remove the improvement(s) and/or change(s) from the property.

### **WHAT TYPES OF ITEMS REQUIRE WRITTEN APPROVAL?**

Some examples of improvements/alterations requiring written approval from the ACC include (refer to the Declaration for other details):

- \* Antennae
- \* Playscapes
- \* Solar Collectors
- \* Major change in landscaping
- \* Swimming Pool
- \* Satellite Dish
- \* Fences and walls
- \* Storage Building, Patio Cover
- \* Flagpoles, light fixtures

### **CAN THE COMMITTEE GRANT VARIANCES FOR CERTAIN DETAILS?**

The Committee is authorized to grant selective variances for things such as location, height, number of Improvements, materials, etc., but the owner must request this variance, giving reasons why it should be granted so that the Committee can make a reasoned decision.

### **WHY DO WE HAVE TO PUT EVERYTHING IN WRITING?**

The formal request and approval process are necessary to assure that every owner's desire to improve his or her property can be given due process without discrimination. It will also provide the owner(s), the Committee and the Association Board with a permanent record of actions taken under the Declaration.

### **WHAT DO WE NEED TO SAY IN THE REQUEST?**

A number of owners have already requested and been granted approval to add improvements to their property by following the procedures outlined in the Declaration of Protective Covenants, but there are some owners who have expressed surprised and consternation about have to "ask permission" to improve their own property. Your subdivision was developed and made subject to a Declaration of Protective Covenants and all owners become obligated to follow the terms of the Declaration when they receive the deed to their property. The simple form on the reverse has been created to make it easier for all owners to submit request for improvements.

**Outbuilding Improvement Explanation of Materials**

**Building Demensions:** \_\_\_\_\_

**Front Exterior Materials and Colors:** \_\_\_\_\_

**Right Exterior Materials and Colors:** \_\_\_\_\_

**Left Exterior Materials and Colors:** \_\_\_\_\_

**Rear Exterior Materials and Colors:** \_\_\_\_\_

**Frame of Windows Color:** \_\_\_\_\_

**Eaves and Trim Colors:** \_\_\_\_\_

**Roof Materials and Colors:** \_\_\_\_\_

**Support Posts Material and Colors:** \_\_\_\_\_

**Please attach plans, property site plan, and any details of structure not already covered.**

## **RESTRICTION REGARDING OUTBUILDINGS:**

**4.3. SHEDS AND OUTBUILDINGS.** All sheds, outbuildings are restricted to one per primary improvement and must conform to the color scheme of the primary improvement. All sheds, outbuildings must have approval granted in writing from the Architectural Control Committee.

**4.3.1 Non-River Lots.** All sheds, outbuildings located on lots 4-38 shall be constructed of new materials with similar construction as the improvement.

**4.3.2 River Lots.** All sheds, outbuildings located on lots 39-53 will be under the same restrictions referenced in 4.3.1 unless building past the floodplain line shown on the plat of Hurta River Estates. In such cases, outbuildings located on river Lots can be constructed of alternative materials such as metal/wood if in the opinion of the ACC those materials would not detract from the appearance of the subdivision.