

PINE 43

HOMEOWNERS ASSOCIATION

ACC SUBMITTAL GUIDELINES

Attention Pine 43 Builders:

Below are basic requirements for submittals to the Architectural Committee for Pine 43 HOA. ACC Request Forms, CC&Rs, and policies are available at www.dev-services.com under Pine 43 on the drop-down list.

****Note:** ACC forms and guidelines are subject to interpretation/change by the HOA and are meant only as a reference point. Please review the CC&Rs and ACC Guidelines for further information.

NEW CONSTRUCTION - Drain swale/Landscape Strip between street and property (if applies) may not be altered and must contain tree(s) as may be approved by the ACC. Culvert must maintain water flow. No blockage under sidewalks/driveways.

1. New Construction ACC Request Form (for applicable phase)
2. **\$400 ACC deposit** payable to Pine 43 HOA. Plans will not be forwarded to the Committee without the deposit.
3. **\$200 Second check** payable to Pine 43 HOA for **non-refundable street maintenance fee**. This check does need to be separate from the deposit as it goes into a different fund account.
4. Email PDF copy of plans (full resolution – site, elevations, floor). Full size set should be available upon request.

EXTERIOR COLORS/MATERIALS

1. Color/Material ACC Request Form (for applicable phase), Including list of materials and colors
2. Color Elevation detailing materials/locations – **QR** – marked up elevation to show location for applications materials/colors. This is to include, but is not limited to, stucco, siding, paint, stone, roofing, windows.
3. Samples of colors/materials if no color elevation provided.

LANDSCAPE/FENCING/MISC. - Grading/Drainage - please note requirements in CC&Rs. Trees are required in landscape strip between street and home (if drain swale in place). Drain swales may not be obstructed. DETACHED outbuildings are prohibited. Dog runs, playsets, trampolines, other misc. exterior structures/items, and invisible/electronic fences also require prior approval.

1. Landscape/Fence ACC Request Form (for applicable phase)
2. Fence Plan (black wrought iron, vinyl or vegetation not to exceed 6ft in height) – must include:
 - a. Site plan to show layout in relation to property lines and home
 - b. Fence example/specs including height.
3. Landscape Plan - Must include:
 - a. locations plants/shrubs/trees, their size and name;
 - b. grass vs. planting areas, and ground cover proposed;
 - c. stone base yard light location front;
 - d. any walkways/pathways not on building plans;
 - e. any water features or other structures/items;
 - f. any patio/paver areas, including patio covers/pergolas;
 - g. any raised garden planters/areas;
 - h. any additional structures/items to be installed on the exterior