

FOUR CORNERS ESTATES ARCHITECTURAL/RESTRICTION COMMITTEE
APPLICATION FOR NEW CONSTRUCTION PRIMARY RESIDENCE

DATE ____/____/____

OWNER(S) NAME _____ PHONE # _____

CONTRACTOR _____ PHONE # _____

SITE ADDRESS _____ PHASE _____ LOT/S # _____

COMPLETE DESCRIPTION OF THE NEW CONSTRUCTION: SITE MAP, BUILDING PLANS, FLOOD MAP

STREET OR PUBLIC RIGHT-OF -WAY THAT PRIMARY RESIDENCE FACES: _____
(Requirements: primary residence must face the public right of way or street, corner lot face either street.)

LENGTH OF HOME _____ DEPTH OF HOME _____

HOME SQUARE FOOTAGE _____
(Requirements – minimum sq. ft., excluding garages and porches: **Phase I & II** 1,600 sq. ft, **Phase III** 1,800 sq. ft, **Phase IV** Lots 1 through 5 and Lots 37 through 57 - 1,500 SQ. FT, **Phase Four (IV)** Lots 6 through 14, Lots 29A through 36, Lots 58 through 65 and Lots 73 through 80 – 1,800 SQ. FT., **Phase V** 2,000 sq. ft)

PROPERTY SETBACK: FRONT _____ CORNER FRONT (IF REQUIRED) _____

LEFT SIDE _____ RIGHT SIDE _____ BACK SIDE _____
(Requirements: **Phase I, II, III** 50 feet front, all other sides 20 feet, **Phase IV** 30 feet front, all other sides 10 feet, **Phase V** 50 feet front, 20 feet all other sides, corner lots have two front yard setbacks)

EXTERIOR WALLS MATERIAL AND PERCENTAGE OF BRICK, STONE, ROCK, OR LIKE STUCCO _____

(Requirements: must be brick, stone, rock or stucco with at least the following percentages:
Phase I, II, III 70%, **Phase IV** 70% front and sides, **Phase V** 60%)

NUMBER OF GARAGES _____
(Requirements: **Phase I, II, III, IV** at least two car garage, **Phase V** at least 2 car side loading garages, **Phase V** forward facing garages must be detached.)

ROOF MATERIAL TYPE _____
(Requirements: **Phase I, II, III, IV** composition shingles, cedar shingles, cedar shakes, metal, concrete tile, or clay tile, **Phase V** composition shingles, concrete tile, or clay tile)

ROOF PITCH _____

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(ALL ROOF PITCHES MUST BE MARKED AND READABLE ON THE PLANS)

(Requirements: At least 70% of the roof must have a minimum pitch of 7 inches per 12 inches)

VERIFY STRUCTURE LOCATION CLEAR OF 100 YEAR FLOOD ZONE (add supporting documents):

(Requirement: No permanent structure placed or constructed within 100 year flood zone)

LOCATION OF SATELLITE DISHES OR TELEVISION ANTENNAS _____

(Requirements: attached rear of the house or placed in the back yard not visibly detrimental)

LOCATION OF LP GAS TANK _____

(Requirements: side or rear of home and must be screened to streets or neighbors)

DRIVEWAY MATERIAL PRIMARY AND SECONDARY: _____

(Requirements: **Phase I, II, III, IV** primary concrete or asphalt, secondary concrete, asphalt, rock, gravel or other hard surface material. **Phase V** primary and secondary concrete.)

PHASE V ONLY: NUMBER OF MATURE TREE IN FRONT OF PRIMARY RESIDENCE _____

(Requirements: must leave at least 3 existing mature trees)

APPLICATION SIGNATURES:

SIGNATURE _____ DATE _____

(Lot owner signature)

SEND COMPLETED FORM AND ALL DOCUMENTS TO: restrictions@fourcornersestatespoa.com