

Breckenridge Park
Builder Checklist and Application
For Architectural Approval of Plans in Breckenridge Park Subdivision

Instructions to Builder:

All persons desiring to build a dwelling, building, or improvement upon any lot within Breckenridge Park subdivision must complete the following PRIOR TO BEGINNING CONSTRUCTION:

1. Review the Covenants and Restrictions (hereafter referred to as C&R) fully. If you have any questions, please direct them to sedel@tompkinsconstruction.com.
2. Submit to sedel@tompkinsconstruction.com:
 - a. One fully completed copy of this form.
 - b. One complete copy of plans for the dwelling, building or other improvement showing all components, dimensions, interior floor plans, exterior elevations and a description of the exterior appearance.
 - c. One complete copy of the specifications for the dwelling, building, or other improvements.
 - d. One copy of a landscape plan, description of the landscaping to be provided, or a statement that you will comply with the C&R requirements for landscaping.

By signing this form, the person understands that they may NOT begin construction until this form is signed by a representative of Tompkins Homes & Development, Inc. An email purporting to grant any consents will not be sufficient as only a signed copy or scanned copy will constitute consent.

BUILDER TO COMPLETE:

By signing below, I affirm:

1. I have read and understood the Covenants and Restrictions for Breckenridge Park and understand my responsibility to uphold all such requirements.
2. I have submitted all documents required above and they are complete and accurate to the best of my knowledge.
3. I understand no variance to any requirement (whether identified on this form or not) is not granted unless specifically identified in Section VIII. (Variances of this form).
4. If construction begins prior to approval, I understand I will be fined \$100/day from the day construction begins until approval is granted.

Signature of Owner

Date

Signature of Builder (if different from owner)

Date

TOMPKINS HOMES & DEVELOPMENT, INC. TO COMPLETE:

The application is approved (except variances, which require separate approval) on this ____ day of _____, 20____ for Plat ____ on Lot # _____.

Signature of Tompkins Homes & Development, Inc. Representative Approving

I. REQUEST TO BUILD UPON LOT

BUILDER TO COMPLETE: Lot upon which you request to build _____.

II. MINIMUM SQUARE FOOTAGE

MINIMUM REQUIREMENTS (provided for informational purposes):

<u>Type of Home to Be Built</u>	<u>Requirements</u>
Single Story	1400 square feet above grade
Multi-level	1700 square feet above grade

Note 2: No dwelling shall exceed 2 ½ stories in height in addition to basement.

BUILDER TO COMPLETE:

<u>Type of Home to be Built</u>	<u>Square Footage</u>	
Single Story	Total: _____	
1 ½ Story	Main floor: _____	Total: _____
2 Story	Main floor: _____	Total: _____

III. GARAGES

MINIMUM REQUIREMENTS: No residence shall have less than a two (2) car garage.

BUILDER TO COMPLETE: Garage # proposed by builder (check one): _____ Two _____ Three _____ Four

IV. ROOF PITCH

MINIMUM REQUIREMENTS: The majority of the roof on a dwelling must have a pitch of no less than eight (8) inches of vertical rise for each twelve (12) inches of horizontal distance, provided that the Architectural Committee may approve a lower pitch if such pitch is consistent with the style of home being built.

BUILDER TO COMPLETE: Majority of the roof contains a pitch which shall be: _____

V. SHINGLES

MINIMUM REQUIREMENTS: Roofs shall be covered with wood shingles, wood shake, slate or laminated asphalt type or architectural shingles.

BUILDER TO COMPLETE: Shingle Type & Color _____

VI. MATERIAL USED ON FRONT, SIDES, AND BACK OF HOMES

MINIMUM REQUIREMENTS: Front and any sides facing a street: 50% brick, dryvit, stone, or stucco or a combination thereof. Gables, dormers, side walls not facing a street and all rear walls: fiber cement siding or similar products. No vinyl or polymer siding shall be permitted. Flues/Chimneys facing a street: masonry or the same material as exterior siding

BUILDER TO COMPLETE: Builder intends to use the following materials:

<u>Exterior Wall</u>	<u>Check All Materials to be Used</u>	<u>Color of Materials to be Used</u>
	*Review C&R and Summary Before Completing	
Front	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Dryvit <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement Siding	_____
Left	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Dryvit <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement Siding	_____
Right	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Dryvit <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement Siding	_____
Rear	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Dryvit <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement Siding	_____
Chimney	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> Dryvit <input type="checkbox"/> Stone <input type="checkbox"/> Fiber Cement Siding	_____

VII. FENCES & RETAINING WALLS

MINIMUM REQUIREMENTS: All fences shall be wrought iron and constructed with the finished side out. Privacy screens around patios/pools shall be constructed of materials and in a manner approved by the Architectural Committee.

All fences must be approved by the HOA prior to being erected.

BUILDER TO COMPLETE: ____ Wrought Iron / Black Aluminum Style ____ Patio Privacy Screen ____ None

If fence is planned, describe location: _____

If privacy screen is planned, describe materials and location: _____

Retaining Walls: Describe the location and materials for any retaining walls to be placed on the property:

VIII. VARIANCES

MINIMUM REQUIREMENTS: Builder must complete all boxes identified below in order to receive a variance. No variance is granted unless signed by a representative of Tompkins Homes & Development, Inc.

BUILDER MAY COMPLETE: Builder requires a variance as follows:

Identify the specific variance by plat and paragraph number.

Paragraph _____

Identify the specific variance requested in your own words and ALL reasons for the request

Paragraph _____

Identify the specific variance requested in your own words and ALL reasons for the request

Paragraph _____

Identify the specific variance requested in your own words and ALL reasons for the request

Approval: No variance is granted unless signed by a representative of Tompkins Homes & Development, Inc.

Print Name

Signature