

Vineyards Plats 3, 7 & 8
Builder Checklist and Application
For Architectural Approval of Plans in Vineyards Plat 3, 7 & 8

Instructions to Builder:

All persons desiring to build a dwelling, building, or improvement upon any lot within The Vineyards Plat 3, Plat 7 or Plat 8 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 THD-REB Properties, LLC. 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 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 VII. (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

THB-REB TO COMPLETE:

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

Signature of THB-REB Properties, LLC 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	1600 sf
One and half Story	1450sf main; total 1750sf
Two Story	Main 1200 sf; total 2400
Split Foyer, Tri-level	Above grade 1450sf; total 1900sf

Note: Main refers to the first floor 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 Square footage of main: _____	
1 ½ Story	Main floor s/f : _____	Total s/f: _____
2 Story	Main floor s/f: _____	Total s/f: _____
Split foyer, Tri-level	Finished area above grade: _____	Total s/f: _____

III. GARAGES

MINIMUM REQUIREMENTS (provided for informational purposes): No dwelling is permitted on any residential lot unless it contains an attached garage or a basement garage for not less than 2 automobiles. No carport is permitted.

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

IV. ROOF PITCH

MINIMUM REQUIREMENTS (provided for informational purposes): Main roof contains a pitch which shall be not less than seven inches of vertical drop from each twelve inches of horizontal distance.

BUILDER TO COMPLETE: Main roof contains a pitch which shall be: _____

V. SHINGLES

MINIMUM REQUIREMENTS (provided for informational purposes): Shingles must be weathered wood, charcoal, dark grey, or black.

BUILDER TO COMPLETE: Shingle Color _____

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

MINIMUM REQUIREMENTS (provided for informational purposes only):

<u>Materials to be Used</u>	<u>Requirements (except corner lots)</u>
Front	Brick, Stone, Stucco or EIFS or combination
Left Side (viewed from facing front of house)	Brick, Stone, Stucco, EIFS, or Vinyl siding >.44mm thick
Right Side (as viewed facing front of house)	Brick, Stone, Stucco, EIFS, or Vinyl siding >.44mm thick
Back	Brick, Stone, Stucco, EIFS, or Vinyl siding >.44mm thick

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

<u>Materials to be Used</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"/> EIFS <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Stone	_____
Left Side	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> EIFS <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Stone	_____
Right Side	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> EIFS <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Stone	_____
Back	<input type="checkbox"/> Brick <input type="checkbox"/> Stucco <input type="checkbox"/> EIFS <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Stone	_____

ADDITIONAL INFORMATION

Fences: All fences must be approved by the HOA PRIOR TO BEING ERECTED.

The HOA will only approve the following fences. Please check by indicating if there is a fence planned.

BUILDER TO COMPLETE: ___ 4 foot wood picket ___ Wrought Iron ___ None planned

If fence planned, describe where the fence will be located: _____

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

VARIANCES

MINIMUM REQUIREMENTS: Builder must complete all boxes identified below in order to receive a variance. No variance is granted unless at least two seated Board of Directors sign below.

BUILDER MAY COMPLETE: Builder requires a variance as follows:

Identify the specific variance by plat and paragraph number.

Plat __ Paragraph _____

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

Plat __ Paragraph _____

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

Plat __ Paragraph _____

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

Variance approval: No variance is granted unless at least two seated Board of Directors sign below.

Board Member:
Committee Member:

Board Member:

Architectural Advisory

Print Name

Print Name

Print Name

Signature

Signature

Signature