

Charmae Springs

ACC Guidelines

Date _____

Lot _____ Block _____ Builder _____

Plan Approvals

- House plans must be approved prior to start of construction.
- Exterior colors must be approved in writing by the Architectural Committee prior to application. The approved colors for Charmae Springs will be provided by the marketing team.
- The Committee shall not approve any plans which contemplate visible construction with blocks of cement, cinder, pumice or similar materials, unless the same is faced on the outside with wood, stone, stucco or similar materials and approved in writing by the Committee.
- Each dwelling shall have a minimum square footage of 1,000 sq ft .

Street Elevation

- All homes must have wainscoting of rock, brick, stucco, or like material.
- Utility meters are to be places in an unobtrusive location and concealed behind fences where possible. Location shall be shown on the site plan.
- Setbacks are to comply with the building standards for the City of Caldwell.
- No driveway shall be wider than the garage to which said driveway leads unless approved by the Architectural Committee.
- All mailboxes and stands will be of consistent design.

Roof

- Roofing material may consist of wood/cedar shakes, tile or composition shingles or other material approved by the Architectural Committee. Exterior roof colors must be approved prior to application. Light grays, tans, etc are strongly discouraged, darker tones are preferred.
- All roofs must have a pitch of at least 5/12. (Porches and covered patio roof pitch shall be addressed on a case by case basis in context with the overall appeal of the structure.)

Light Pole

- Each home is required to have a photo-sensitive pole light installed in the front yard within ten (10) feet of the front boundary line, designed to switch on automatically at sunset and off at sunrise with a minimum bulb power of 100 watts.
- Stand shall be at least five (5) feet in height.
- Completion is the specific responsibility of the builder.

Fencing & Landscaping

- No fence, hedge or boundary wall shall have a height greater than six (6) feet above the finished grade surface.
- Landscaping in the front yard must be completed within 30 days after substantial completion of structure and to include sod in the front yard, 2 conifer or deciduous trees and five (5) shrubs or bushes.

Closing Fees

- Annual HOA dues are \$150 yearly and there is no set up or transfer fee.
- Lot closings to be with Pioneer Title – Caldwell, Tammy Kratzberg.

Builder Initials _____