

PRIMROSE POINTE SUBDIVISION
ARCHITECTURAL REVIEW COMMITTEE
REVIEW GUIDELINES

Legal Description: Lot _____ Blk. _____ Address: _____

In order to ensure the aesthetic, compatibility, and quality of construction design of buildings in Primrose Pointe Subdivision, the Architectural Review Committee shall review and approve all building plans before construction in accordance with Part C of the covenants, conditions and restrictions. The following is a compilation of the information necessary to complete this review.

The plans submitted shall include;

- 1. A plot plan prepared by an Alaska registered surveyor showing at a minimum:
 - a. the existing and proposed topography (including any cut slopes and grades)
 - b. site improvements, including septic facilities (note: should include drawing scale, lot and building dimensions, and distances from property lines)
 - c. paved driveway and parking areas (show proposed dimensions)
- 2. Building or structural plans including exterior elevations (including height)
- 3. Building construction material specifications to show conformance with FHA minimum building standards (HUD Form 92005 may be used for reference)
- 4. A schedule showing the type, color, and texture of all materials visible from the front property line and adjoining residences (color chip preferred if available)
- 5. Building and driveway permits, or applications for same, from applicable local government agencies
- 6. Proposed construction schedule with beginning date, anticipated construction length, and completion date for building, paving and landscaping
- 7. A review fee of one hundred dollars (\$100.00) shall accompany the submittal packet.

The plans shall be reviewed for compliance with the covenants and with regard to

- A) Quality of materials and workmanship
- B) Harmony of external design with existing structures
- C) Location of buildings with respect to topography
- D) Design, color and materials should enhance the scenic setting of the subdivision and should not unduly or unnecessarily affect the view of other properties in the subdivision
- E) Each dwelling shall have at least a two-car garage with a full width driveway from the garage entrance to the street that is paved with concrete or asphalt. If the driveway is longer than 50' from the face of the building to the street, the driveway

may be a minimum of 15' wide except that area within 30' of the face of the building which will be the full width of the garage.

- F) No building shall exceed thirty (30) feet in height from street level. Exceptions may be granted with written narrative submitted for consideration.
- G) The minimum gross area of each dwelling unit in square feet, exclusive of open porches and garages, shall be as follows: (check appropriate box)
 - a. if the dwelling is a single level one-story building; 1300 square feet is required, all of which must be completely finished;
 - b. if the dwelling is a full two-story building; 1800 square feet must be completely finished, of which 1000 square feet must be on the ground floor;
 - c. if the dwelling is a split entry or tri-level building, 1700 square feet is required, all of which must be completely finished.
- H) Residential dwellings will be constructed with multiple rooflines.
- I) Painting or siding material applied to the outside of all buildings will be neutral, muted or earth tones only.
- J) No T-1-11 siding is permitted on the front of any buildings or on any side of the building which faces a public right of way. The front of the dwelling, that which faces the street, must have lap siding of finished quality and shall be painted or stained wood, prepared-finish metal or vinyl, rock, brick, or other finished masonry. No metal roofing products may be used for siding.

For Architectural Review Committee Use Only

Packet Received (date) _____ Packet Complete? YES NO

Additional Information: Requested (date) _____ Received (date) _____

Comments:

Packet Approved (date) _____

Approval Signature: _____