
ARCHITECTURAL REVIEW APPLICATION – PATIO

1. Owner(s): _____
2. Property Address: _____
3. Mailing Address (if different): _____
4. Lot # / Neighborhood: _____
5. Contact Number: _____
6. Email Address: _____

Request:

☐ **Standard Approval:**

I/We accept and acknowledge the [Standard Requirements](#) and [Notice Given to Owners](#) as set forth by the Architectural Committee within this document for a Patio. Furthermore, I/we understand that as long as I/we follow said standards, that this page is the only part of the application we need to complete and submit to the Architectural Committee.

Owner's Signature

Date

Co-Owner's Signature

Date

Please submit this page to: _____

Email Address: _____

☐ **Variance Request:**

I/We hereby request a **variance** from the Standard Requirements for a Patio listed in this application. I/We have completed the attached application for approval (review detail requirements on page 3). If approved, I/we agree to abide by the variance approval granted and accept and acknowledge the Notice Given to Owners. Refer to [Required Exhibits and Supporting Documentation](#).

Owner's Signature

Date

Co-Owner's Signature

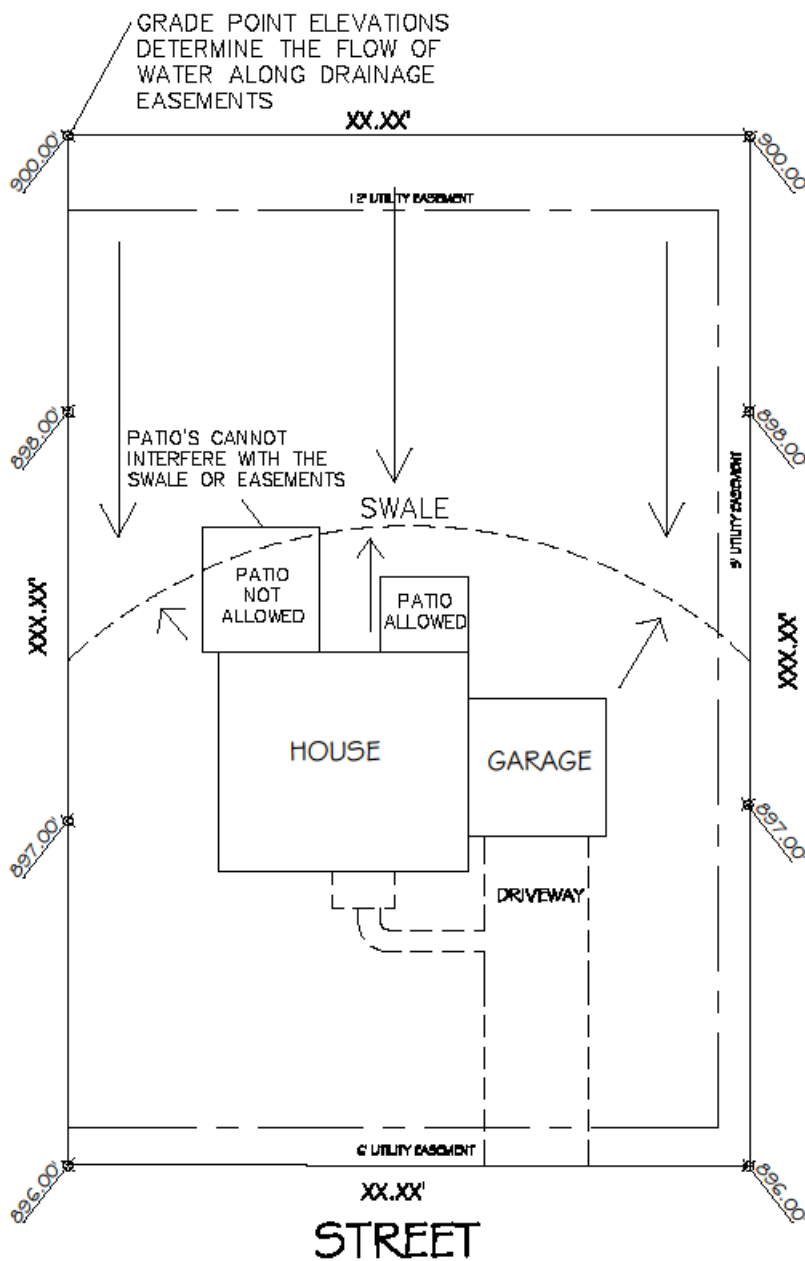
Date

STANDARD REQUIREMENTS FOR A PATIO

1. The Committee does **not** review structural design; this is only an architectural and/or aesthetic approval.
2. The **concrete or paver** patio must be proportionate in size to the footprint of the dwelling.
3. The **concrete or paver** patio cannot project past the rear or side yard setbacks of a front load home. If patio is added to a carriage/alley home, the patio cannot increase impervious surface area beyond the maximum area allowed by the municipality.
4. In order to control run-off, all downspouts and downspout extenders are to drain into a permeable area; such as grass or a planting bed.
5. The graded slopes and swales, as established by Developer and approved by the municipality, shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain. Activities undertaken that may damage or interfere with established slope and swale ratios, create erosion or sliding problems or that may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels are **not** permitted. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of the Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.
6. It is **your responsibility** to contact the municipality in which you live in to make sure the installation will be in compliance with the municipality codes and ordinances. Committee approval does not supersede the need for any municipal approvals or permits. **A building and zoning permit may be required prior to the installation.**
7. We recommend that you contact Diggers Hotline prior to digging or before beginning construction.

Diagram A: Example of the slopes and swales that may be present on a home with garage facing the public street.

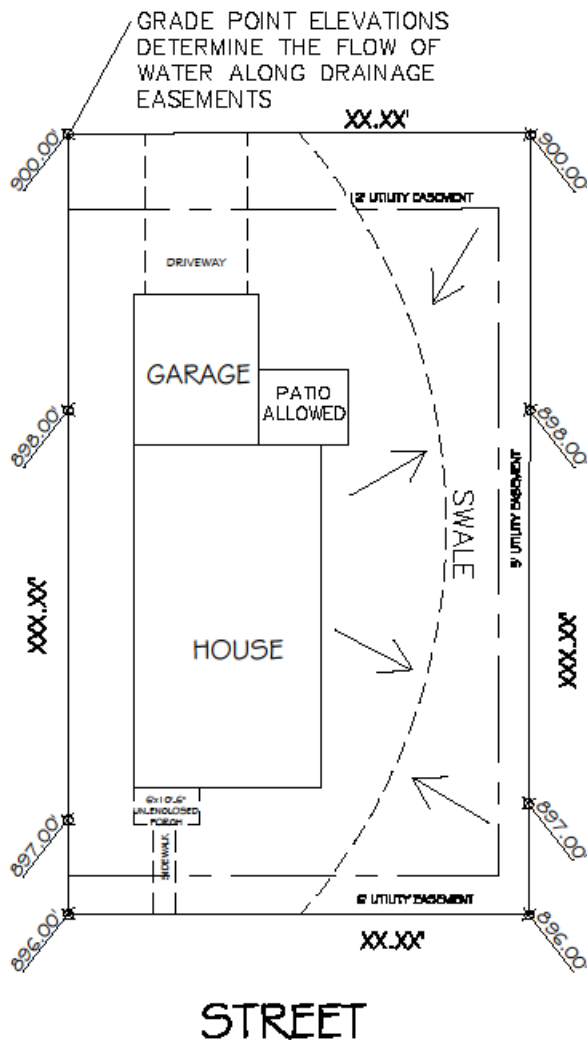
DEMONSTRATION PURPOSES ONLY



NOTE: ARROWS
SHOW DIRECTION
OF WATER FLOW
TO AND FROM
HOUSE

Diagram B: Example of the slopes and swales that may be present on a carriage lane / alley home.

DEMONSTRATION PURPOSES ONLY



NOTE FOR BOTH FRONT LOAD AND CARRIAGE LANE HOMES:

- No vegetable gardens are permitted in the front of the home.
- The graded slopes and swales on your Lot, as established by the Developer and approved by the municipality to allow water to drain away from the home, shall remain as permanent. No alteration of water flow is permitted within the slopes and swales. No structures, plantings or other materials shall be placed or permitted within these locations.
- Landscaping placed within any part of the Lot that is subject to an easement is subject to removal and reinstallation at the homeowner's expense.
- Size and location of easements varies depending on neighborhood. It is your responsibility to contact the municipality in which you live to make sure the installation will be in compliance with the municipal codes and ordinances.
- Patio does not project past the rear or side yard setbacks.

NOTICE GIVEN TO OWNERS

1. Owner(s) hereby acknowledge they are familiar with the Declaration of Protective Covenants, Conditions and Restrictions (the "Restrictions"), as well as, Amendments to the Declaration of Protective Covenants, Conditions and Restrictions ("Amendments"), if any, of the neighborhood.
2. Owner(s) hereby acknowledge and agree to honor all deadlines, if any, for completion of improvements referenced herein as established by the Architectural Control Committee (the "Committee").
3. Owner(s) agree to store construction materials on the above referenced property only, and will bear the cost of repairing any damages caused to any such other areas for non-compliance.
4. Owner(s) agree to remove all unused materials from public view within seven (7) days following the completion of any work.
5. Owners agree to construct improvements as approved by the Committee and submit any changes prior to construction.
6. Nothing contained herein shall be construed to represent those alterations to lots or buildings in accordance with these plans shall not violate any of the provision of the Building and Zoning Codes established by the municipality, to which the property is subject to as well as any applicable easements on the property. Further, nothing contained herein shall be construed as a waiver or modification of said Restrictions.
7. Nothing contained herein shall be construed to represent those improvements, as approved by the Committee, are buildable.
8. Where required, appropriate building permits shall be obtained for the municipality prior to construction. Nothing contained herein shall be construed as a waiver of said requirement.
9. Owner(s) agrees and grants express permission to the Committee to enter on the Owner's property at a reasonable time to inspect the project, during and after construction.
10. Owner(s) is made aware that any approval is contingent upon the completion of the alteration in a workmanlike manner and in accordance with the approved plan and specification of said alterations.
11. Owner(s) is made aware that any alterations not approved by the Committee will result in a written notification from the Committee and Owner(s) agree to bring the property back into compliance within a specified time as determined by the Committee. Further, Owner(s) are aware and agree that any legal expenses associated therewith will be the sole responsibility of the Owner(s).

VARIANCE SUBMITTAL

1. Please mail or deliver this application and supporting documentation to: _____ . You may also email your completed application and supporting documentation to us at _____.
2. Do not include original documents as they may not be returned. All pages submitted must be legible copies.
3. Owner must sign, if signature line is provided, or initial all pages without a signature line, indicating that the requirements and notices, outlined within this application have been read and agreed to.

Required Exhibits and Supporting Documentation for Variance Patio Requests

1. Complete and submit the entire application to the ACC.
2. Provide your site plan – marked with the location of where your patio will be installed.

ARCHITECTURAL CONTROL COMMITTEE SECTION

- ☐ Approved
- ☐ Not approved
- ☐ Approved as noted (refer to comments below)
- ☐ Additional information required (refer to comments below)

Comments from Committee Member:

Committee Member's Signature

Date