

Gilchrist Architectural Review Committee

Objective and Provisions

Objective:

The need to preserve the natural beauty and integrity of Gilchrist has led to the establishment of certain regulations.

The following are Gilchrist design recommendations and restrictions:

1) MEMBERS

The Architectural Review Committee (ARC) is a committee of five persons who are volunteers. Members of the ARC may resign and replacements found as needed. Except as otherwise provided herein: any three members of the ARC have the power to act on behalf of the committee without the necessity of consulting the remaining members of the committee.

2) NEW CONSTRUCTION SUBMITTAL REQUIREMENTS NOTICE OF ARC REVIEW

2.1) Notice of the ARC review of each new construction application will be mailed to adjacent property owners and posted at an appropriate location.

Changes / Alterations

All alterations and / or changes to originally submitted plans shall be reviewed by the ARC.

Architectural Review Committee Rules

2.2) The ARC committee's objective is to maintain an aesthetically pleasing environment. Therefore, it is necessary to impose requirements on the location, size, materials, color design and landscaping of each structure placed upon any lot. All improvements must be approved by the ARC.

To assure maintenance of property lines, the ARC may at times require a survey of appropriate property lines prior to approval.

Exterior Color

Color must be earth tones and all are subject to approval by the ARC. All reflective metals must be painted to match or blend with surrounding colors.

Garages

Style and color of garage is to be coordinated with the house.

Time of Construction

Construction of a building shall be completed within 12 months of the date construction is commenced. Any delays caused by acts of God beyond the control of the builder are accepted.

EXTERIORS:

Clotheslines

Exterior clotheslines must be located in back yards and must not be visible from streets.

Landscaping

All yards and grounds in connection with an improved lot shall at all times be kept in a neat and attractive condition.

Grounds shall be cultivated and planted to the extent necessary to maintain an appearance in keeping with that of typical improved lots in the Gilchrist township.

Maintenance of Property

Article II, Section 15 of CCR'S

Each lot and all of its improvements shall be maintained in a clean and attractive condition, in a state of good repair, and in such a fashion as not to create a fire hazard, visual, or odor pollution.

Trees and shrubs should be maintained and pruned as to not block or hinder neighbor's views or create safety concerns.

No cargo trailers, utility trailer, boat trailer, incapacitated or antique vehicles, snowmobile, or off road vehicle shall be parked or stored on any common lot or common area unless in driveway or backyard.

Separate Structures

Separate structures must not be constructed on a lot without prior approval from the ARC. Style and color is to be coordinated with the house.

Submittal and Approval Procedure

PURPOSE

The purpose of the approval procedure is to give the ARC an opportunity to review designs at the preliminary stage, to guarantee that they are in keeping with the total concept of Gilchrist and to advise the homeowner of changes if needed, or that will be required before additional amounts of time and money have been expended.

Architectural Review Form

This is the form to be submitted for approval by all home owners prior to building on or making improvements on any site. This includes; new homes, addition to existing homes, major improvements, fences, tree removal and paint colors. All trees proposed to be removed shall be ribboned.

New Homes, Remodels and Additions

Two (2) completed sets of plans including site plans must be submitted for approval. Upon approval, the ARC will return (1) signed, stamped, "approved" plan to be submitted to the County.

Site plan must include:

- Property lines
- Building location including: house, garage, decks, porches, and fences
- Driveway and parking
- Scale

Site Preparation

- Locate all pins, stake and string property perimeter's (a survey may be required)
- Stake and string house perimeter including garage and driveway.