

# DEERWOOD SUBDIVISION ARCHITECTURAL CONTROL COMMITTEE

## GUIDELINES & CHECKLIST

(No work shall commence until the lot owner's plans have been approved,  
signed by all three ACC members, and returned to the owner.)

The following Guidelines and Checklist are to be used by the Deerwood Subdivision's Architectural Control Committee (hereinafter referred to as ACC) while reviewing items presented to the ACC for approval. These guidelines are supplemental to the original Subdivision Restrictions.

### **GUIDELINES:**

It is the goal of the ACC to:

- Protect the owners of this subdivision against such improper use of lots as practicable and preserve the natural beauty of said property;
- Guard against the erection thereon of poorly designed and proportioned structures and architectural schemes;
- Insure the highest and best development of said property;
- Encourage and secure the erection and placement of attractive homes thereon, with appropriate locations thereof on lots;
- Secure and maintain proper setbacks from streets and adequate free space between structures;
- Provide adequately for a high type of quality improvements in said property.

### **PROCEDURE FOR APPROVAL OF OWNER'S PLANS:**

(No work shall commence until the lot owner's plans have been approved and signed by all three ACC members as set forth below.)

To meet the above goals, each submittal to the ACC for approval shall be presented to an ACC member at least one (1) month prior to anticipated construction start-up. Two (2) sets of plans (one for the lot owner and one for the ACC's records) will be included with the submittal. Each plan should include a floor plan, elevation, and a listing of the type of materials and colors that will be used, along with a diagram of where the building will be placed on the lot. An ACC Checklist will then be attached to the plans for the ACC's use while reviewing the plans. No work shall commence until the lot owner's plans have been approved and signed by all three ACC members. In the event of an absent ACC member, the President of the Deerwood Subdivision's POA may review and approve the plan in place of the absent member. A member of the ACC will return the owner's approved and signed plan or will review the plan with the owner and discuss any items that do not meet the ACC's checklist within two (2) weeks. If changes are required, the owner will then resubmit the appropriately changed plans for final approval in the same manner outlined above.

### **MOBILE HOMES:**

To maintain the above goals, the ACC will only accept mobile homes that are no older than five (5) years old which are in excellent, "like new" condition; that, with additional improvements, will closely resemble a conventionally constructed home; and which will add to the value and beauty of the subdivision. It has been determined that to attain that goal, only mobile homes with a floor configuration of at least a doublewide or more will be acceptable within the subdivision. The plans submitted to the ACC must show the exterior with additional improvements included (a manufacturer's brochure with pictures would be helpful to give the ACC a better understanding of the mobile home's look). Additional improvements may be such things as garages, carports, additional rooms, decks, porches, roofing, eaves, rock, brick, foundations, patios, etc. The skirting of mobile homes must be attractive and completed within ninety (90) days. Additional improvements must be completed within one (1) year.