

The Estates of London Bridge Homeowners Association

ARCHITECTURAL and ENVIRONMENTAL CHANGE REQUEST

NAME _____ DATE _____
EMAIL _____ PHONE # _____
ADDRESS _____ LOT # _____

OUTBUILDING STRUCTURES

Contractor information:

CONTRACTOR _____ PHONE # _____
CONTRACTOR'S INSURANCE CO _____ POLICY # _____
CONTRACTOR SIGNATURE _____ LICENSE # _____

Outbuilding Information:

PERMIT # _____
MANUFACTURER _____ SIDING COLOR _____
SIDING MATERIAL _____ MAINTENANCE FREE _____
DIMENSIONS (LxWxH) _____ SQUARE FOOTAGE _____
ROOF MATERIAL _____ ROOF COLOR _____
TYPE OF EVERGREENS (4' min) _____ EVERGREENS # (8 required) _____
CHANGES TO GRADING (if needed) _____
DESCRIPTION _____
CONSTRUCTION SCHEDULE _____

PLEASE SUBMIT THE FOLLOWING ADDITIONAL DOCUMENTS WITH APPLICATION FOR OUTBUILDING:

- 1) A COPY OF THE CONTRACTORS DETAILED BLUE PRINTS OR DRAWINGS OF THE PROPOSED OUTBUILDING.
- 2) A COPY OF YOUR PLOT PLAN SHOWING THE LOCATION OF THE HOUSE AND OUTBUILDING ON YOUR LOT.
- 3) LANDSCAPING PLAN FOR ANY CHANGES IN GRADING OR REMOVAL OF TREES (if applicable).
- 4) A COMPLETED PERMIT APPLICATION.

CRITERIA AND GUIDELINES FOR OUTBUILDING INSTALLATION ARE AS FOLLOWS:

- ☐ One (1) outbuilding structure per unit is permitted.
- ☐ Outbuildings should match the architectural elements, materials and color of the home (including the roof)
- ☐ The structure should be located on the rear one-third (1/3) of all units.
- ☐ Outbuildings shall not be located within twenty (20) feet of any unit boundary.
- ☐ An outbuilding shall not exceed three hundred (300) square feet in area, twelve (12) feet in height; nor contain a flat roof.
- ☐ A minimum of eight (8) healthy evergreen type plantings, each four (4) feet in height or greater shall be planted and spaced around the sides and rear of any outbuilding
- ☐ Supply description of materials to be used for construction
- ☐ Supply a detailed drawing of the proposed construction, showing the location of the house and outbuilding on your lot.
- ☐ Construction shall be completed within eighteen (18) months after work is started.
- ☐ No structure shall be erected or placed, on or within the open space.
- ☐ No structure of a temporary character, including but not limited to mobile homes, recreational vehicles, trailers, or tents, shall be erected, used or maintained on any unit at any time.

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CRITERIA FOR OUTBUILDING, continued

- ☐ If there is a need to cut/remove trees, or change the grading of the lot, further ARC approval is required.
- ☐ Must obtain all permits upon approval, and complete all inspections as required.
- ☐ Construction shall not commence without prior approval by ARC.
- ☐ Without the required ARC approval, owners may be subject to fines.
- ☐ Please submit copy of permit when received.

*HOMEOWNER SIGNATURE: _____

*Signature demonstrates that the Homeowner has reviewed this document, and plans to abide by all criteria and guidelines as stated above.

~~~~ Committee Use Only - Do not write in this section ~~~~

Received \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_      ARC Reviewed \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_      Approved \_\_\_\_\_      Denied \_\_\_\_\_

Reason denied: \_\_\_\_\_

ARC Signatures: (1) \_\_\_\_\_, (2) \_\_\_\_\_, (3) \_\_\_\_\_

PLEASE ALLOW 60 DAYS FOR COMMITTEE REVIEW, SKETCHES AND OTHER MATERIALS WILL NOT BE RETURNED.

EMAIL TO: [arc@elondonbridge.org](mailto:arc@elondonbridge.org)