

The Estates of London Bridge Homeowners Association

ARCHITECTURAL and ENVIRONMENTAL CHANGE REQUEST

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

DETACHED GARAGE

Contractor information:

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

Detached Garage Information:

DIMENSIONS (LxWxH) _____ SQUARE FOOTAGE _____
MAINTENANCE FREE SIDING _____ SIDING COLOR _____
ROOFING MATERIAL _____ ROOF COLOR _____
WINDOW TYPE AND SIZE _____ WINDOWS INSTALLED # _____
DETACHED GARAGE: ONE (1) BAY _____ TWO (2) BAYS _____ PERMIT # _____
CHANGES TO GRADING _____
CONSTRUCTION SCHEDULE _____

PLEASE SUBMIT THE FOLLOWING ADDITIONAL DOCUMENTS:

- 1) A COPY OF THE CONTRACTORS DETAILED BLUE PRINTS OR DRAWINGS OF THE PROPOSED DETACHED GARAGE.
- 2) A COPY OF YOUR PLOT PLAN SHOWING THE LOCATION OF THE DETACHED GARAGE ON YOUR LOT.
- 3) A COPY OF CONTRACTORS PLANS FOR ANY ELECTRICAL AND PLUMBING (if applicable).
- 4) ADDITIONAL DETAILS FOR ANY CHANGES IN GRADING OR REMOVAL OF TREES (if applicable).
- 5) A COMPLETED BUILDING PERMIT APPLICATION.

CRITERIA AND GUIDELINES FOR DETACHED GARAGE INSTALLATION ARE AS FOLLOWS:

- ☐ One (1) Detached Garage per unit is permitted.
- ☐ Total size of the structure shall not exceed 25 feet X 30 feet.
- ☐ No structure shall exceed thirty-five (35) feet in height, measured from the highest point of the roof to the average finished grade around the house foundation.
- ☐ The Detached Garage shall not have more than two (2) garage bays.
- ☐ A Detached Garage shall match exterior elevations of the home on the Lot, including but not limited to window type and size, siding color and grade, roof material and color, etc.
- ☐ The Detached Garage shall be located off of the existing driveway on a Lot, and the entrance must be in proximity to the existing turn-around on a Lot.
- ☐ No above ground electrical wires are permitted.
- ☐ Detached Garage must conform to applicable zoning laws, or the laws, rules or regulations of any appropriate governmental authority. The Detached garage shall be maintained according to the EOLB HOA guidelines.
- ☐ 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 AND GUIDELINES FOR DETACHED GARAGE, continued

- ☐ No structure shall be erected or placed, on or within the open space.
- ☐ Construction shall be completed within eighteen (18) months after work is started.
- ☐ Supply a detailed drawing of the proposed construction, showing the location of the detached garage on your lot.
- ☐ Must use a qualified contractor and obtain all permits upon approval, and complete all inspections required.
- ☐ If there is a need to cut/remove trees, or change the grading of the Lot, further ARC approval is required.
- ☐ Installation shall not commence without prior approval of 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