

TIMBERS EDGE NEW HOME CONSTRUCTION FORM

DOCUMENTS TO BE SUBMITTED

- Architectural plans must be provided. Email timbersedgearb@gmail.com to arrange drop off/pick up.
- Color samples for shingles, brick (minimum of 6), stone, siding, and trim are needed, as well.

Property Description

Timbers Edge Lot Number _____

Timbers Edge Lot Address _____

Home Type (Ranch, 2 Story, etc) _____

Garage (Front Load, Side Load) _____

Total Square Footage _____

One-story Minimum 2,800 sq feet (excluding garages, porches, basements, etc.).

Two-Story Minimum 3,200 sq feet with 2,000 sq feet on the first floor (excluding garages, porches, basements, etc.).

First Floor _____ Second Floor _____ Basement _____

Estimated start date _____ Estimated completion date _____

Owner's Information

Name: _____

Mailing address _____

Phone/Cell: _____ Email: _____

Architect's Information

Name: _____

Mailing address _____

Phone/Cell: _____ Email: _____

Builder's Information

Name: _____

Mailing address _____

Phone/Cell: _____ Email: _____

Material Specifications

	Color	Manufacturer
Roof	_____	_____
Brick	_____	_____
Exterior Siding	_____	_____
Exterior Trim	_____	_____
Exterior Stone	_____	_____
Casement windows (required)		_____

Landscape Plan - draw on Plat of Survey. All Lots must have at least one (1) bush or tree per three (3) linear feet in all landscaping beds that do not contain other plantings. Landscaping must be installed within 90 days of occupancy

Mailbox (please circle)

- Brick – drawings need ARB approval.
- Standard Gaines Manufacturing Keystone Deluxe Post (deluxe post cuff, deluxe post ball, and deluxe curve arm are all required) in black. Must include address plaque.

Please go to www.timbersedgefrankfort.com to find the Covenants and Rules and Regulations and more HOA related information.

The undersigned acknowledge that they have read and clearly understand the Timbers Edge Homeowners Association Covenants and Rules and Regulations and agree to follow all of the stipulations included therein throughout the construction process. A clean and orderly construction site is required. A daily fine of no less than \$100 will be assessed per violation if undersigned is noncompliant. If clean-up by Timbers Edge Architectural Review Board is necessary, the cost will be charged (deducted from deposit) to the property owner.

If there are modifications made during the project, the Architectural Review Board will be informed. A final inspection of the home will be required. This approval is valid for one year from the date of issue.

Property Owner Signature Date

ARB Signature Date

Builder/Contractor Signature Date

Approval Date

Construction Review Fee Received: Yes No

Landscape Fee Received: Yes No

NEW CONSTRUCTION MINIMUM STANDARDS **Effective 5/1/2019**

In addition to the minimal restrictions and standards set forth in the Declaration, the following New Construction Standards and Restrictions shall apply:

- All homes shall incorporate a **minimum of five (5)** of the following accent elements: stone accents, stone lintels, keystones, brick soldier coursing and similar details, wing walls, balconies, bay/bow windows, bumped out windows, covered front porch, arbor/ trellis, shutters (non-plastic), columns, cupola, ornate chimney pots, window boxes, decorative gable vents, dormer/gable windows, and other similar accents (but excluding outdoor electrical elements or features) as approved by the ARB from time to time. Of the **five (5) minimum** stone accents and/or stone lintels are required elements and must be included on each home.
- All garage doors shall have two of the following design details: transom windows, permanently affixed decorative brackets and handles, raised/recessed panels, faux half-timbering and/or other similar design elements.
- The front entrance must be distinctive, utilizing architectural features such as windows, sidelights, transom windows, and columns.
- **Only Casement windows are allowed. No double hung or sash windows allowed.**
- Front elevations shall conform to the Frankfort Residential Monotony Standard in place at the time of submission to the ARB and every effort should be made to create distinct elevations from those homes surrounding the proposed home. The ARB shall encourage the use of natural siding materials, such as brick, stone and wood.

- Primary house paint colors or brick color shall conform to the Frankfort Residential Monotony Standard in place at the time of submission to the ARB.
- There shall be no uninterrupted wall length of thirty five (35) feet or greater along any façade of the house, except to encourage side load garages where a home may be constructed with a maximum of two uninterrupted wall lengths greater than thirty five feet.
- Fireplace chimneys shall be full in construction and follow the 2/10/3. This rule means that they must extend 3 feet above the roof penetration on the shortest side, and the top of the chimney must be 2 feet higher than any portion of the building structure within 10 feet. Doghouse enclosures will not be accepted.
- Landscaping for new construction must follow the requirements found in the Village of Frankfort Landscape Regulations and Sections 150.75 & 150.76 of the Village Code. Landscaping must be completed within 90 days of occupancy. Seasonal variances will be granted by the ARB.
- All Lots must have at least one (1) bush or tree per three (3) linear feet in all landscaping beds that do not contain other plantings.
- No hedge, wall, or other dividing instrumentality over five feet in height shall be constructed or maintained on any lot unless approved by the ARB.
- No fences allowed. Fences are only allowed for above ground pools and can only enclose the area of intended use. Lot line to lot line will not be allowed.
- No Sheds are allowed on any Lot. A shed is defined as a structure, unit, or container more than four (4) feet in height, four (4) feet in depth or four (4) feet in width which is used to store items. No shed or container shall be more than four (4) feet in any dimension.
- Primary house paint colors or brick color shall conform to the Frankfort Residential Monotony Standard in place at the time of submission to the ARB.
- Silt fencing must be installed around the construction site.
- An engraved address (house number) stone must be affixed to home and brick mailboxes.
- Temporary rear decks must be replaced with permanent structures within twelve (12) months of occupancy. Temporary decks are defined as less than one hundred (100) square feet in size at the platform level of the door. Any homes not meeting these criteria shall be required to adhere within twelve (12) months.
- ARB approval of house plan is only applicable to the lot specified in the approval.
- ARB approval is valid for one (1) year.