

**SPRINGCREEK HOMEOWNERS' ASSOCIATION
REQUEST FOR ARCHITECTURAL COMMITTEE APPROVAL**

P.O. BOX 132, Derby, KS 67037

Date Submitted: _____

Owner Name: _____

Address: _____

Phone Number(s): _____

E-mail Address: _____

<i>Type of Proposed Improvement</i>			
Fence	Roof	Shed	Other Improvement
Type:	Type:	Type:	Describe in detail
Iron Wood Other:	Style: Color: Weathered Wood	Wood Shingle Color: Weathered Wood	

Size of Improvement: _____

Lake View Lot: Yes / No

Any views obstructed due to improvement: Yes / No

Easements Verified: Yes / No

Homeowner checklist:

_____ Site Plan Submitted **Use another sheet to provide a site plan of your improvement.**

_____ Proposed construction plans submitted to Architectural Committee

_____ Start Date for Construction _____

_____ Completion Date for Construction _____

_____ City Permit obtained/necessary? (See pages 3-4 to help determine if needed)

_____ **Approved** _____ **NOT Approved** **Date of Action** _____

_____ **Architectural Committee (1) (required)**

_____ **Architectural Committee (2) (required)**

Things to Remember

1. Structural improvements upon any building lot must be done by a licensed contractor.
2. Docks, wharfs and boat hoists are not currently allowed to be built on the lake or other waterways.
3. Metal sheds are not allowed to be erected in any yard. Only wooden sheds that are of similar construction to the home will be allowed.
4. Lake residents shall not have improvements to their yards that obstruct the sight lines of surrounding building lot owners.
5. Fencing: Chain link and picket fences are not allowed. Wood and wrought iron are generally the accepted style in Springcreek. Other styles may be considered by the Architectural Control committee. However, Springcreek Lake residents cannot construct wooden fences that block the lake view.
6. Roofing: Only shake shingles or 40 year Heritage II shingles (Equivalent or superior quality roofing material in weathered wood(grey color) or better must be used.) Asphalt shingles must be replaced with only asphalt shingles.
7. All changes/ improvements must comply with the City of Derby ordinances.
8. Submittal to Architectural Committee
 - a. Prior to the beginning of any improvements, two copies of the plan+ architectural form shall be submitted to the committee including the following:
 - i. Plot plan showing location of the dwelling unit and proposed improvement including shape, dimensions, color scheme and type of materials to be used.

Reminders:

Vendors are not obligated to check the HOA covenants. It is the responsibility of the homeowner to comply with the covenants prior to work being started.

Springcreek HOA Architectural Form Examples

revised June 2010

Examples (not intended to be an exclusive list)			**City Permit Required?	HOA Architectural Form Required?	
Category	Subcategory	Specific Description		YES	NO
Dwelling	Additions to Home		YES	XX	
Dwelling	Car Port	Installation (City approves very few)	YES	XX	
Dwelling	Decks	New or Redesign	YES	XX	
Dwelling	Decks	Repair or Material Replacement	MAYBE		XX
Dwelling	Door	Initial Installation to existing structure	YES	XX	
Dwelling	Door	Replacement of Existing (same size)	NO		XX
Dwelling	Enclosed Deck/ Patio Room	Installation	YES	XX	
Dwelling	Garage	Door Replacement (same size)	NO		XX
Dwelling	Garage	Installation of unattached	YES	XX	
Dwelling	Painting	Initial or repainting (regardless of color)	NO		XX
Dwelling	Roofing	Installing over existing shingles	YES	XX	
Dwelling	Roofing	Repair of Roof	MAYBE		XX
Dwelling	Roofing	Total Replacement	YES	XX	
Dwelling	Roofing - Springcreek II only	Total Replacement (Shake shingles or replacing with composite or better)	YES	XX	
Dwelling	Siding	Partial replacement	MAYBE		XX
Dwelling	Siding	Repair	NO		XX

Dwelling	Siding	Total Replacement	YES	XX	
Dwelling	Storm Shelter	Installation	YES	XX	
Dwelling	Windows	Installation of new windows to existing structure	YES	XX	
Dwelling	Windows	Replacement of Existing (same size)	NO		XX
Landscaping	Driveway	New	YES	XX	
Landscaping	Driveway	Repair or Replacement	MAYBE		XX
Landscaping	Fencing	Installation or Replacement	YES	XX	
Landscaping	Flag Pole	Installation or Replacement	NO		XX
Landscaping	Furniture	Additon of non-permanent	NO		XX

** The above information is provided as a set of examples for homeowners to consider and is not intended to supercede City of Derby codes. Homeowners need to consult the City of Derby's listing of necessary permits at <http://www.derbyweb.com/departments/permits-and-licenses.cfm>.

Springcreek HOA Architectural Form Examples

revised June 2010

Examples (not intended to be an exclusive list)			**City Permit Required?	HOA Architectural Form Required?	
Category	Subcategory	Specfic Description		YES	NO
Landscaping	Garbarge can	Installation (full or partial enclosures)	NO	XX	
Landscaping	Lighting	Installation - Solar	NO		XX
Landscaping	Lighting	Repair/Replacement - Solar	NO		XX
Landscaping	Lighting	Installation - Low voltage	NO		XX
Landscaping	Lighting	Repair/Replacement - Low voltage	NO		XX
Landscaping	Lighting	Installation - 120 Volt	YES	XX	

Landscaping	Lighting	Repair/Replacement - 120 Volt	MAYBE		XX
Landscaping	Lighting	Installation - Gas	YES	XX	
Landscaping	Lighting	Repair/Replacement - Gas	YES		XX
Landscaping	Patio	Installation (Slab only requires no city permit)	YES	XX	
Landscaping	Patio	Repair	NO		XX
Landscaping	Plants	Trees or other live displays	NO		XX
Landscaping	Playground equipment	Backyard installation only	MAYBE		XX
Landscaping	Playhouse	Backyard installation only	YES	XX	
Landscaping	Recreational Courts	Installation	YES	XX	
Landscaping	Water Displays	Ponds, water falls, etc.	MAYBE		XX
	<i>** Consult City of Derby Building Codes and your homeowner's insurance company regarding open water displays. Examples include, one would need city permit for electric and it can not be placed in a drainage way. **</i>				
Shed	New or Replacement	Wood material ony	YES	XX	
Water	Pools	Installation or Redesign (below grade pool requires fence)	YES	XX	
Water	Pools	Repair (below grade pool requires fencing)	MAYBE		XX
Water	Sprinkler System	Installation	YES		XX
Water	Sprinkler System	Repair/Replacement	NO		XX
Water	Well	Installation	YES		XX
Water	Well	Repair/Replacement	MAYBE		XX

Lakeowners	Lakeside decks	Installation	MAYBE	XX	
Lakeowners	Lakeside decks	Repair	MAYBE		XX

** The above information is provided as a set of examples for homeowners to consider and is not intended to supercede City of Derby codes. Homeowners need to consult the City of Derby's listing of necessary permits at <http://www.derbyweb.com/departments/permits-and-licenses.cfm>.