

Ticonderoga Homeowners Association

HC 75, Box 215 | Chama, NM | 87520 | Phone: 575.404.1771
Email: ticonderogahoa@gmail.com | www.ticonderoga-toa.com

Application Received _____ / _____ / _____

Check # _____ Amount \$ _____

Admin _____ Manager _____

Architectural Review Application | General Construction

The Architectural Review Committee of Ticonderoga ("ARC" or "Committee"), by & through the undersigned, has considered the application for design approval for improvement on:

To be Completed by Applicant:

Property Address _____

Name to Mail Response to _____

Phone # _____ Cell # _____

Email _____

Applicant's Signature _____ Dated: _____

Please submit by mail, e-mail or thumb drive this form and all associated materials (see next page) to the TOA.

ARC Fees: \$0.00.
NO FEE for replacement with like kind-for-kind (material & color)

Ticonderoga HOA may fine the Owner for any damages due to construction by special assessment.

Type of Architectural Review Required | SEE NEXT PAGE FOR REQUIRED SUBMISSION MATERIALS

Paint

Painting with Existing Colors

"Existing colors" are colors that are currently painted on home and are within 10 years of original ARC approval. No fee for review.

Painting with New Colors

"New colors" are colors that are completely different than what is currently on home. This category also applies to colors that were approved by ARC more than 10 years ago. Fee required for review.

Roofing

Roofing with Identical Material

Roofing with New Material

Fence & Deck

Fence Installation/Replacement

Deck Installation/Replacement

Doors & Windows

Garage Door Replacement

Front Door Replacement

Window Replacement

Structures

Sport Court Installation

Play Structure Installation

Shed Installation

Flag Pole Installation

Gazebo Installation

Trellis Installation/Replacement

Other

Hardscaping

Sidewalk Installation/Replacement

Walkway Installation/Replacement

Driveway Installation/Replacement

Retaining Wall Installation/Replacement

Patio Installation/Replacement

Lighting

Exterior Lighting Installation/Replacement

Landscape Lighting Installation/Replacement

Plans must be submitted and your application must receive FINAL approval before construction can begin

Your application for _____ is **APPROVED** as submitted. One copy will be retained for the permanent records of the Committee and one will be returned to the applicant with this memorandum. All construction must be completed in accordance with the approved plans. Please be advised that a general contractor sign may be installed at your Lot to help identify the work site for subcontractors. This sign can be no larger than 24" x 24". Signs erected by specialty contractors (siding or landscaping companies, for example) or signs that are of a marketing nature are not allowed and will be removed by the Association. **Any change or deviation from these plans must receive Committee approval. This approval will be valid for two years from the date of approval, after which plans must be resubmitted if the approved work has not been initiated.**

Your application for _____ is **SUBJECT TO** completion of items noted below or on the attached forms. Required items or changes must be submitted to the Committee by the due dates indicated. Should the requirements not be satisfied by the deadline set by the Committee, the application will be closed and you will be required to submit a new application and the corresponding fee. Project must receive approval before work starts.

[SEE ATTACHED ADDENDUM]

Your application for _____ is **DENIED** for the following reasons _____

[SEE ATTACHED ADDENDUM]

You may request an additional review of the project. The purpose of this second review is to discuss specific objections and any mitigating circumstances that may justify a change in the Committee's decision. If the Committee confirms its previous decision, you may appeal the ARC decision to the Board of Directors. The request for a review or the submission of a new proposal must be presented within 30 days or the application will be closed. Once closed, you will be required to submit a new application and corresponding fee.

Your application for _____ is **INCOMPLETE**.

No construction permits may be applied for, nor may construction begin. The additional information requested by the Committee must be presented within 30 days or the application will be closed. Once closed, you will be required to submit a new application and corresponding fee. [SEE ATTACHED ADDENDUM]

Plans must be permitted by N.M. Construction Industries Division (CID).

For the ARC:

Second Amended and Restated Declaration of Protective Covenants(Declaration), (Article 2.2, Permitted Structures)

ARC Chair

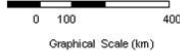
Review Date

The Architectural Review Committee has reviewed the submitted plans for compliance with the Second Amended and Restated Declaration of Protective Covenants, Article 2 - Common Scheme Restrictions and Requirements for Ticonderoga and any inclusions from the Design and Construction Guidelines. The scope of the Architectural Review Committee's review does not include any review or analysis of structural, geophysical, engineering or similar considerations, nor the improvement's compliance with applicable building, zoning or land use codes or regulations, the responsibility for all of which belongs to the Applicant and the Owner.

Required Submission Materials | General ARC Application

The following information is required with your application. All drawings must be submitted in a 11" x 17" PDF format on a thumb drive, or they can be e-mailed to the Ticonderoga Administrator in a 11" x 17" PDF format. A hard copy will be printed by the Administrator for the permanent record and mailed to the ARC. Include on all drawings the following:

- Name, address & telephone number of the contact person for project
- Tract/Lot#, Elkview Tract 3-A-4
- North arrow
- Written scale (1/8" = 1'0", 1/4" = 1'0", 1" = 10', 1' = 20')
- Graphic scale such as:



All plans must be approved by the Architectural Review Committee (ARC) and receive FINAL APPROVAL prior to beginning construction and installation. After final approval, any changes must be approved by the ARC.

Required Materials	Due Date
New Structure Modification - Submission of plans are in compliance with the Second Amended and Restated Declaration of Protective Covenants, Article 2 - Common Scheme Restrictions and Requirements for Ticonderoga and may include Design and Construction Guidelines.	
Photos	
Replacement of any visible feature (painting, re-roofing, replacing doors & windows, etc.) require a photo of the existing element. Photos can be emailed to: ticonderogahoa@gmail.com or delivered with application	With application
Paint	
Existing Colors: Color samples with manufacturer color name and number New Colors: Color samples with manufacturer, color name and number	At least 4 weeks prior to application
Roofing	
Description of specifications, including type, and if applicable, manufacturer, product name and color	At least 4 weeks prior to installation
Doors & Windows	
Description of specifications, including a photo/image of the product and the product spec sheet. Also include elevation drawings showing placement/size of any new doors or windows	At least 4 weeks prior to installation
Fence & Deck	
Fence: Site plan showing placement of fence on property, drawn to a commonly used scale (1/4" = 1'0"); description of specifications of fence, including design, height and materials used, with elevations. For metal or vinyl fencing, provide photo/image of the material and a product spec sheet. Deck: Drawings of plans and elevations drawn to a commonly used scale (1/4" = 1'0"); description of specifications, including photo/image of product(s) used for deck flooring and railing, if applicable	At least 4 weeks prior to installation
Structures	
Site plan showing placement of hardscape feature, drawn to a commonly used scale (1/4" = 1'0"); description of specifications, including design, height and materials used. Also provide a photo/image and spec sheet of materials	At least 4 weeks prior to construction
Hardscaping	
Site plan showing placement of hardscape feature, drawn to a commonly used scale (1/4" = 1'0"); if applicable, description of specifications, including design, height and materials used. Also provide a photo/image and spec sheet of materials	At least 4 weeks prior to construction
Lighting	
Site plan showing placement of lighting feature, drawn to a commonly used scale (1/4" = 1'0"); if applicable, description of specifications, including design, height and materials used. a photo/image and spec sheet of lighting	At least 4 weeks prior to construction
ARC Fee	
\$0.00	At least 4 weeks prior to construction