



ARCHITECTURAL REVIEW COMMITTEE

Minutes of the ARC meeting held 12/29/05 at Roy's house, 7:00 PM

Agenda: Lot 32 Home design

People present:

ARC members: Allen, Richard and Roy

Neighbors: Lionel Yetter

Lot 32 Owner, Richard Hovis & Contractor, Ken Jones

The ARC will approve Cory's plans if he addresses the items listed below on a new set of plans.

As Richard is the property owner he was not considered to be on the ARC for this approval.

Allen and Roy had questions in regard to the submitted plan, they were discussed and the outcome is listed below. Plot plan:

Does not show all the contours or and some are not accurately placed.

Existing concrete driveway not shown.

New driveway/turnaround along with drainage needs to be shown.

Rock retaining walls need to be shown. Near the front door grading is allowed if it does not exceed 2' in elevation.

Ken proposed allowing 5X5 posts on the porch/deck. After discussion the ARC will allow the use of 4X6's wrapped so that the six inch width faces out.

All water from roof or driveway must go to the storm sewer if elevations allow. All other water will go down the hill and be disbursed through a level trench with a perforated pipe and pea rock.

Heat pump must be 7.3 - 7.4 bels or less, LP tank needs to be screened.

Windows will be tan.

Error on east elevation in regard to bedroom wall.

If outdoor light has glass panels, all panels that can be viewed from the lot perimeter must be blocked out with aluminum flashing material. Aluminum foil or painting is not acceptable.

The plans were returned to Richard with the understanding that the plot plan needs total revision and changes on other pages to reflect the discussion.

The Arc will approve the plans when they are resubmitted with the changes.

Minutes taken by Roy & approved by all members on 1/3/06