

HIGHLANDS OF SEMINOLE
ARCHITECTURAL REVIEW SHEET

Date Received: _____

The Architectural Control Committee (ACC) will need the following information prior to granting approval of submitted plans:
MUST BE FILLED OUT COMPLETELY

Lot Owner: _____ Lot No.: _____

Present Address: _____
Street City Zip

Home Telephone No.: _____ Office Phone No.: _____ Cell: _____

Builder: _____ Phone No.: _____ Cell or Pager No.: _____

Address: _____
Street City Zip

Two (2) complete sets of house plans will be submitted showing alt exterior detail and materials and the colors of the following materials:

Siding Color: _____ Material _____ Exterior Brick/Stone Color: _____

Soffit Color: _____ Material _____ Exterior Trim Color: _____

Roof Color: _____ Architectural Shingles _____ Exterior Door Color: _____

Fascia Color: _____ Material _____ Overhead Garage Door Color: _____

Gutters/Downspouts: _____ Material _____ Shutters (if any) Color: _____

Adjacent House Colors: _____

Two (2) site plans will be submitted showing to scale and the placement of:

- (a) The house on the lot and the driveway.
- (b) House Style: _____ Ranch _____ Raised Ranch _____ Two Story _____ Bi/Tri Level
Square Footage: _____ First Floor _____ Second Floor _____ Lower Level _____
- (c) Retaining walls (describe material): _____
- (d) Two (2) landscaping plans showing the type of plantings, size of plantings, and their placement, including a narrative of how the Owner will comply with the landscaping requirements set forth in Article IV of the Covenants.

The Following architectural elements will be required on each plan:

- (a) Shutters and/or window wraps will be required on at least front and side elevations facing or visible from a street.
- (b) Windows will be required on all elevations.

Buyer has read the Final Development Plan (revised as of July 19, 2005) (the "FDP"), which governs the City of Fitchburg zoning requirements for the Lot. The FDP contains specific requirements relating to setbacks, landscaping, lot coverage, building height, accessory buildings and other matters which should be reviewed prior to completion of building plans for the Lot.

Ground water has been detected on some lots. All residences must be constructed with foundation drain tile, and it is recommended that all lots should include sump pump and exterior waterproofing.

Buyer is responsible for the protection of street trees planted in the terraces by the Developer or the City of Fitchburg.

Buyer acknowledges receipt of the current draft of the Declaration of Covenants, Restrictions, Easements and Notices, and the Association Articles and Bylaws.

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ARCHITECTURAL CONTROL SHEET

Lot #: _____

Final lot and lot line grading shall be completed with the construction of each principal structure in accordance with the approved overall site grading plan and on file with the City of Fitchburg Engineer and Building Inspector. It is the home Builder and/or the lot Owner's sole responsibility to fine grade the Lot and lot lines to the proposed finished topsoil elevations and to establish and maintain the direction of surface drainage in accordance with the overall site drainage plan and lot corner elevation map for the plat.

Under the terms of the Declaration of Covenants, Restrictions, Easements and Notices, Buyer is required to install a specific mailbox, mailbox post and post light. The Owner shall request the specifications from ACC prior to purchasing a mailbox, post and post light. Buyer acknowledges that Buyer is aware that under the covenants and the FDP Buyer is required to install certain minimum landscaping at Buyer's expense.

Each single-family building constructed on any Lot shall have an attached garage that contains not less than two (2) and no more than four (4) automobile garage stalls. All garage doors facing a street shall have a standardized height set by the ACC. All garages containing four (4) garage stalls shall be side entry. The ACC shall encourage all corner Lots to have side-entry garages.

Front and side yards shall be sodded, except that the ACC may waive this requirement in their sole discretion. Rear yards not sodded shall be seeded with fifty percent (50%) blue grass seed mixture. All sodding and seeding shall be completed within thirty (30) days of completion of construction, unless not permitted by weather conditions, and then as soon as weather conditions permit.

All driveways shall be concrete and shall be installed within thirty (30) days of completing construction, unless not permitted by weather conditions, and then as soon as weather permits.

All site plans for lots containing mature tree(s) shall be subject to review by the ACC. The ACC shall determine if mature trees are allowed to be cut. Mature trees are defined as two (2) inches or greater in diameter. Site plans for wooded lots should be designed keeping the preservation of mature trees in mind. Mature trees should be protected during construction by constructing fencing around mature trees or tree clusters. The grade near mature trees shall be reasonably maintained. Owners shall discuss oak wilt prevention measures with the Builder before and during construction. All equipment operators shall carry a can of tree paint and apply it immediately if wounding occurs on oak trees between April 15 and September 30.

By approval of the plans submitted to the Architectural Control Committee, the Architectural Control Committee shall not be responsible for obtaining any approval necessitated by County or City ordinances, and the Architectural Control Committee gives no opinion or makes any representation as to soil conditions; that a building built pursuant to the plans will be structurally sound; or that the plans or site plan meet any city, county, or state codes or ordinances. The Architectural Control Committee shall not have any liability to any Builder or lot owner with respect to the construction of and materials used in any building on a lot within the plat. It shall be the Builder and lot owner's sole responsibility to obtain all permits for the construction of any improvements on a lot in the plat.

I agree to have my house built according to the plans and information herein submitted.

Lot Owner's Signature

Date

Builder's Signature

Date

Lot Owner's Signature

Date