ARCHITECTURAL REVIEW REQUEST FORM – NEW HOME CONSTRUCTION APPLICATION

FALLING WATERS HOMEOWNERS' ASSOCIATION, INC.

Lot #: _____ Site Address: _____

Homeowner's Name (If this is a Spec home, please note that here):

_____

Homeowner's Current Home Address: _____

Phone: _____ Alternate Phone: _____

Email: _____

Builder Name: _____

Builder Address: _____

Builder Phone: _____ Alternate Phone: _____

Builder Email: _____

Thank you for choosing Falling Waters for your new home!

Please know that you have access to the Covenants and Restrictions as well as much more detailed information to help guide you through the application process online at **www.fallingwatershoa.com**. A New Home Construction Application shall be required for all new homes.

The required information must be filled out in its entirety prior to review commencing. Please submit all questions regarding this application process and all electronic PDF documents to the Falling Waters ACC: **ACCFallingWaters@yahoo.com** along with site plans, etc. Application fees should be paid to the management company.

Each Architectural Review must be accompanied by two (2) checks payable to Falling Waters HOA, Inc. One check for $1,500.00 and one check for $1,000.00. The $1,000.00 check will act as a refundable construction deposit, per the Covenants. This refundable deposit shall be held by the HOA until the completion of construction to guarantee all covenant requirements and policies have been met **FWHOA_Doc_Declaration.pdf (fallingwatershoa.com)**.

The deposit is refundable up to one year (twelve months) and only after satisfactory completion of construction including all the required items of landscaping and the final "As Built" being submitted to the property manager and ACC with the Board having final approval. The failure to complete construction within one (1) year results in complete deposit forfeiture and does not relieve the Homeowner or Contractor from the requirements for completion within an agreed time frame not following protocols during the construction may be deducted from the deposit, with any remaining deposit balance being returned (refer to pg. 45 of the Revised Declaration **FWHOA_Doc_Declaration.pdf (fallingwatershoa.com)** for additional details).

Every effort will be made to review your completed and submitted Architectural Approval Request Form as quickly as possible. Please note, however, that **the approval process may take up to 30 days** once the application package is complete. The approval "clock" may be frozen under certain conditions which may extend the process past the 30-day window.

Falling Waters New Home Construction Application

Construction (including removal of trees) is not to begin until receipt of a written letter of approval from the ACC or property manager. Complete architectural plans and plat drawings must be submitted and approved prior to commencement of construction. No plans will be reviewed without receiving all required/requested information. House plans shall be prepared by an architect and site plans by an engineer. Both professionals shall be licensed.

Any changes made to the information submitted on this Architectural Review Request Form or supporting documentation must be submitted to the Architectural Control Committee for review/approval. All information may be reviewed should construction go beyond one year from the application date.

Complete these forms in their entirety and submit them to the Property Manager along with the following:

1. **PDF and hard copy of a scaled Site Plan (survey) detailing the following:**

- Show location of house with dimensions to the lot lines.
- Ten-foot minimum side yard or 10% of lot width, whichever is greater.
- Do not remove living trees with a trunk diameter of 6" or larger, measured 4' above the ground, without prior written consent**.** No consent for tree removal will be given without Site Plan to refer to house footprint. In addition to the site plan, it is also required that:
    - Contractors/Owners are required to physically indicate with stakes/markers on the Lot the 4 corners of the location of the house to be constructed.
    - Mark any trees that are 6" or larger in diameter that are outside of the house footprint that the Builder/Owner recommends for removal.
    - The ACC will approve/deny the Builder/Owner recommendation for removal of 6" or larger diameter trees.
    - Some lots may require brush removal to allow ACC members safe access to review trees that will need to be removed or saved.
- **The following must be in accordance with the Master Plan:**
- Show location and dimensions of the driveway.
- Show driveway grades (should not exceed 10%).
- Show sufficient existing topography onsite and extended beyond boundary to determine preconstruction drainage.
- Show current spot elevations along the top of the curb adjoining the lot.
- Show existing elevations at grade of buildings on adjoining lot.
- Establish elevation for top of Foundation or Finished Floor.
- Show existing & proposed elevations at building corners.
- Show sufficient proposed elevations to determine post construction drainage.
- Show benchmark used. (NAVD 88)
- Show any planned retaining walls and type of construction.

The design and installation of all retaining walls require certification by a licensed Engineer and are to be submitted to the ACC for review prior to commencing construction.

- Show swales and flow directions with arrows.
- Lawn grades should not exceed 25% if possible.
- Show proposed mailbox location and type. Provide drawings if necessary.
- Show how sump for footing tile will discharge and roof drainage will be handled (discharge location shall be no closer than 20' from the curb).
- Show location of sanitary sewer service tap.

2. PDF copy of scaled Architectural Plans detailing all intended improvements including floor plans, exterior elevations, materials, and grade elevations. Decks and patios must be indicated on the plans.
3. Completed Selection Schedule.
4. Receipt of sewer tap in fees paid to the FWCD (Karen Giesler at: **kareng2565@yahoo.com**).

5. Landscaping Approval Request completed in its entirety.
6. Erosion Control Agreement.
7. Insurance Document
All contractors and builders will be required to have contractor's/builder's insurance, naming Falling Waters HOA, Inc. ***"as additional insured"*** for liability purposes. Insurance requirement is one (1) million dollars.
8. $2,500.00 Architectural Review Deposit (see page 6).

Architectural Review approval shall be contingent on the above requirements as well as the Architectural Control Committee's and Board's determination that architectural plans meet or exceed the requirements of the Declaration of Covenants as well as the architectural and aesthetic appearance of the development.

By submitting these forms for approval, I accept, understand, and will follow Falling Waters HOA's Covenants and Restrictions, Rules and Regulations, all Policies and the stipulations covered in this application.

I understand that all contractors must ensure that the roadway is cleaned of any debris (if not, the homeowner/builder shall be liable for cleaning costs). For the safety of our homeowners, contractor traffic must be parked or arranged in a manner which allows the safe ingress/egress of pedestrian and vehicle traffic.

Owner Name (Print): _____
Signature/Date: _____
Builder/Contractor (Print): _____
Signature/Date: _____

EROSION CONTROL, HOUSEKEEPING, REFUSE and SAFETY AGREEMENT

This agreement is hereby submitted for approval for the following address:

Lot #: _____Site Address: _____

This Erosion Control Agreement must be signed by the Lot Owner and Lot Owner's Builder and submitted to the Architectural Control Committee prior to commencement of construction improvements.

Soil erosion and resulting sedimentation are a leading cause of water quality problems in Indiana. Erosion Control is defined as the control of debris from the job site or dumpsters which are located on the premises. Every phase of a construction project has the potential of contributing significant quantities of sediment-laden runoff. Therefore, as a site is developed and throughout completion, the Lot Owner and Lot Owner's Builder must share responsibility for erosion control (both installation and ongoing maintenance).

The individual lot operation, whether owning the property or acting as the agent of the property owner, shall be responsible for erosion and sediment control requirements associated with activities on individual lots. The same shall be responsible for installation and maintenance of stable construction site access, cleanup of sediment that is either tracked or washed onto roads, and repair of adjacent lots disturbed by construction.

NEW Conservancy District Ordinance: No. 2021-05 Should a homeowner or a contractor install downspout discharge pipes or sumpit discharge pipe or related infrastructure, which leads away from the property, said endpoints shall not be placed closer than twenty (20) feet from the edge of the roadway curbing.

- **Prior to beginning excavation and fill removal, please consult the Conservancy District for permission: karengiesler@fallingwaterscd.com**

Daily clean-up is required. The street right-of-way is also to be maintained daily. If sites are not kept clean or any damage to adjoining property or Falling Waters property occurs through the construction process, owners will be notified by phone of the violations by the Property Owner's Association. Owners will have 24 hours to respond before the work is performed by the Property Owner's Association, the cost of which will be deducted from the construction deposit. If the construction deposit is not sufficient to cover the cost of clean-up, the additional balance will be collected from the home site owner and must be replenished before work can commence. All contractors must observe stop signs and the speed limit of 25 miles per hour or under while working within the subdivision for the safety of our residents. It is the builder's responsibility to ensure that all OSHA standards are met.

To help ensure the safety of our homeowners, all contractors performing work in the development must park vehicles on only one side of the street or if possible, on the worksite itself.

I also understand that for all building sites where no restrooms are available, the contractor shall provide a portable restroom. An adequately sized dumpster shall be present for all new home construction sites, which shall be adequately maintained, to ensure debris and refuse does not travel from the job site/dumpster to adjacent property.

I fully understand and acknowledge the Falling Waters HOA Erosion Control Agreement and the above requirements.

Owner Name (Print): _____

Signature/Date: _____

Builder/Contractor (Print): _____

Signature/Date: _____

Falling Waters New Home Construction Application

SELECTION SCHEDULE

Plans attached are hereby submitted for approval to the Architectural Control Committee of Falling Waters HOA for:

Lot #: _____ Site Address: _____

Checklist: Must be completed in its entirety prior to submission to the Architectural Control Committee.

Home Style:

□ 2 Story (min 2,600 Sq. Ft.) □ Ranch (min 2,200 Sq. Ft.) □ Ranch – W/all Masonry Ext. (min 2,000 Sq. Ft.)

Square Footage:

1st Floor_____ 2nd Floor_____ Basement _____ Garage _____

_____ **Total Sq Footage** – Excluding Garage and Basement

Front Elevation Definition: ***The front elevation facing the street includes all faces of the building between the front left corner of the building and the front right corner of the building which includes the front door and includes walls between aforesaid front corners that run perpendicular to or diagonally to the front elevation facing the street.***

Masonry

Color _____Size_____ Front Elevation _____Side Elevations_____

Siding: all Vinyl used for home construction must be Premium Grade Vinyl – MIN of .046 thickness

Material_____ Color_____ Exposure_____ Location of Siding _____

Eaves: min 12" width eaves

Material Color Width

Roofing:

Manufacturer _____ Material _____ Color_____

Windows:

Manufacturer_____ Other_____

Retaining Wall:

Yes/No_____ (Additional information may be requested.)

10' Offsets to the property lines: **Yes**/No____ (If no, an approved variance shall be required from Porter County.)

NOTE: Address numbers must be located at the furthest protruding area facing the street and must be easily seen from the street. Refer to Covenants and Restrictions for specific construction requirements. HOA and Architectural Control Committee reserve the right to initiate or make changes based on the best interest of the community.

Name/Signature/Date:

_____

_____

LANDSCAPING APPROVAL FORM

This Landscaping Approval Form along with a landscaping plan design must be submitted for review and approved in writing by the Architectural Control Committee and Board prior to commencement of any landscaping improvements.

The plan needs to show general intentions for walkways, landscape walls, trees, etc. It also needs to show any obstacles that may affect drainage.

All submitted plans must meet the minimal landscaping requirements listed below:

1. Front, side yards and parkways shall be fully sodded.

2. Rear yard shall be sodded or seeded.

3. Show the location and species of the required minimum of two (2) trees measuring a minimum of 2" in diameter, measured from 4' above the ground shall be planted on each lot (preferably near the front elevation).

Lots must be fully landscaped upon completion of construction as the weather permits.

Landscaping shall not be delayed more than 1 year from the start of construction or 120 days after conclusion of construction, whichever occurs first, without express written consent of the Architectural Control Committee and Board.

Sod/Other seeding methods:

Front & Side Lawns _____Rear Lawns _____

Application Agreement

By submitting this document, I understand that approval does not relieve me of the responsibility for obtaining all building permits, variances, and/or observing all local zoning ordinances. Absolutely no work shall commence until written approval is received. New construction must be completed within one year of the approval date. If any portion of the Association's property is disturbed or damaged by either my contractor or myself then I agree to be responsible for and to restore those elements to the original condition.

Should the plan be revised and a second FW HOA engineer review required, an additional review fee may apply.

I agree to all the terms and conditions of this request as outlined in the Falling Waters Covenants, Restrictions and policies and all requirements specified in this application. I further understand that all construction must be in compliance with the plans as submitted. I understand that deviations from same for which I do not receive written approval are subject to removal at my expense.

I fully understand, accept, and shall fully comply with the above Selection Schedule and Landscaping requirements.

Name (Print): _____

Signature/Date: _____