

Timbercrest



A Deed Restricted Community

May 27, 2024

Dear Neighbors,

We are excited to introduce you to the Architectural Control Committee of our beloved Timbercrest community. The committee consists of dedicated members who are here to assist our community in maintaining its unique character and protecting property values.

Comprised of Angel Latchley, Nneka Akubeze and Ada Guyton Bolden, the Architectural Control Committee plays a vital role in ensuring that any architectural changes or additions made to properties within our community are in line with the established deed restrictions. These restrictions were put in place when our homeowners association was created back in 1973.

As a member of our community, it is important to understand when it is necessary to contact the Architectural Control Committee. Failure to do so can result in potential consequences, such as legal costs associated with rectifying unauthorized changes. Here are some scenarios where contacting the committee is necessary:

1. **Exterior Renovations:** Any significant changes to the exterior of your property, including additions, alterations, or new construction, should be approved by the committee to ensure they adhere to the community's aesthetic standards.
2. **Landscaping Changes:** Modifications to landscaping that may impact the overall appearance of the neighborhood, such as removing trees or installing large structures, should be reviewed by the committee.

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3. Color Changes: If you plan to paint your home or make changes to the color scheme of your property, approval from the committee is required to maintain uniformity within the community.

4. Structural Modifications: Any structural changes, such as building fences, decks, or outbuildings, should be brought to the attention of the committee to ensure they comply with the deed restrictions.

Also reference the Declaration of Covenants, Conditions and Restrictions (DCCR) Article IV for more detailed information.

We also wanted to inform you about a new initiative we are starting within our community. We will be putting together groups of homes who want certain things done and pulling our buying power together in order for everyone to benefit and save money. If you have an interest in participating, please contact someone on the ACC committee so that we can start planning and scheduling appointments with vendors. This is a great opportunity if you're considering projects such as redoing your driveway, brick restoration, repairing the trim around the house, or painting your home a fresh new color.

By working together with the Architectural Control Committee, we can preserve the charm and value of our community for years to come. Your cooperation is greatly appreciated, and together we can maintain the beauty of Timbercrest.

Thank you for your attention, and we look forward to continuing to build a strong and vibrant community together.

PS We have attached an application for your convenience.

Warm regards,

Architectural Control Committee,

ACC@TimbercrestHOA.org

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ARCHITECTURAL CONTROL COMMITTEE APPLICATION

TIMBERCREST HOMEOWNERS ASSOCIATION

Return to Email: ACC@TimbercrestHOA.org

Date Submitted: _____ Date Received: _____
Property Owner: _____ Phone:(hm) _____ (cell) _____
Mailing Address: _____
City: _____ State: _____ ZIP: _____
Email Address: _____

Architect: _____ Phone: _____
Email Address: _____

CONTRACTOR

Contractor: _____
Email Address: _____ Telephone: _____

Projected Start and Completion Dates: _____ (start) _____ (finish)
Who will be Performing Work? (contractor or homeowner) _____

REQUESTED APPROVAL:
(check all that apply)

- Home
- Fence
- Landscaping
- Detached Structure
- Other

STRUCTURE INFORMATION:

Address: _____
Lot: _____ Legal Address: _____
Type of Construction: _____
Floor Area Square Footage: _____
Total Square Footage Under Roof: _____

REQUIRED ITEMS (with application submittal):

- Elevations – front, sides, rear
- Site plans to scale (indicate scale)
- Location of all improvements (house and any detached structures) on the property
- Exterior Dimensions (primary and detached structures)
- Accurate setbacks drawn to scale (including any easements) with structure location

- Distances between structures (if any detached structures)
- Location of improvements such as porches, decks, garages, driveways, pool or spa, etc...
- Fence type, height, and location on property
- Exterior color scheme (type of facade, accents, roofing material)
- Drainage plan for the lot if changes in grade or other conditions adversely affecting drainage are anticipated (generally, approval will be denied if adjoining properties are adversely affected by changes in drainage)
- Landscape site plan (can be submitted at a later date with an additional fee)

PLEASE CHECK ALL APPLICABLE ITEMS

FENCING: (REFER TO SECTION 4.9)

ALL FENCE APPLICATIONS MUST BE SUBMITTED WITH A LOT SURVEY (OR PLAT DRAWING) WHICH IDENTIFIES THE FENCING LOCATION AND DIMENSIONS.

FENCING TYPE (ex. Ornamental iron, stone, brick etc.): _____

COLOR/FINISH: _____ HEIGHT: _____

COLUMNS MATERIALS (ROCK, BRICK, WROUGHT IRON, ETC. IF ANY) _____

Number of Gates: _____ (Indicate on Lot Survey)

Please also remember the "finished" side of the fence must face out!

HOME ADDITIONS, EXTENSIONS OR RECREATIONAL USES:

CHECK ALL THAT APPLY:

- STORAGE SHED
- HOUSE ADDITION
- CHANGES IN HOUSE ELEVATION
- PATIO/PORCH OR DECK
- POOL OR SPA
- LANDSCAPING STRUCTURE
- PLAY EQUIPMENT
- OTHER: (PLEASE DESCRIBE) _____

ALL ITEMS LISTED ABOVE MUST BE SUBMITTED WITH A DETAILED PLAN AND SPECIFICATION OF EACH ITEM. PLANS SHOULD INCLUDE A DETAILED ELEVATION AND PLAN VIEW OF THE STRUCTURE. SPECIFICATIONS SHALL INCLUDE ALL COLOR SELECTIONS AND BUILDING MATERIALS TO BE USED. ALL ITEMS MUST BE SUBMITTED WITH A COPY OF THE LOT SURVEY AND ALL STRUCTURE LOCATIONS MUST BE IDENTIFIED ON THE SURVEY. PHOTOGRAPHS OR CATALOG PICTURES ARE ALSO HELPFUL FOR REVIEW.

Notes to the Applicant:

1. Homeowner(s) is responsible for obtaining all necessary permits
2. I understand that no construction activity shall take place prior to the approval of the ACC. The ACC will take a minimum of eight (8) days and a maximum of thirty (30) days to approve the project. If alterations are made prior to approval I may be required to return the property to its former condition at the homeowner's expense if this application is not approved wholly or in part, and that I may be required to pay all legal expenses incurred if legal action becomes necessary.
3. I understand that members of the Architectural Control Committee are permitted to enter on my property to make reasonable inspection of proposed construction locations.
4. It is understood that I am aware of the Covenants, Conditions and Restrictions and Architectural Controls for Timberscrest with regard to the review process.

5. It is understood that I am aware of the Design Guidelines for Timbercrest with regard to the review process.
6. I understand that any approval is contingent upon construction or alterations being completed in a workman-like manner as per plans submitted.
7. Installation or changes made prior to receiving proper approval is a violation of the Declaration and could result in penalties and/or fines.
8. The approval by the ACC shall not be construed as a representation, warranty or assurance by the ACC or the Developer that the proposed improvements comply with applicable statutes, laws, ordinances, codes, rules, regulations and requirements and shall not constitute the assumption of any liability on ACC or Developers part for their accuracy or compliance with such statutes, laws, ordinances, codes, rules, regulations and requirements.

Signature of Applicant: _____ Date: _____

Please allow 30 days review time for any application.

POSSIBLE REASONS FOR DENIAL (for office use only)

- Incomplete application.
- Incomplete drawings, photos, unclear photos, lack of proper labeling.
- Building materials not indicated on plans/elevations.
- Proposed house too similar to NEIGHBORING house(s).
- Other _____

Approved: Yes _____ No _____ Conditional: _____ (See Comments Below or Attached)

Property Owners Signature: _____ Date: _____

ACC Member Signature: _____ Date: _____

Comments: _____

