

Pioneer Pointe
ARCHITECTURAL REVIEW

THE REVIEW COMMITTEE WILL NEED THE FOLLOWING INFORMATION PRIOR TO GRANTING APPROVAL OF SUBMITTED PLANS.

Name _____ Lot # _____
 Present Address _____
 Phone # Home _____ Work _____
 Builder _____ Phone _____

ONE (1) COMPLETE SET OF HOUSE PLANS SHOWING ALL FOUR (4) ELEVATIONS, ALL EXTERIOR DETAIL AND MATERIALS, AND THE COLORS OF THE FOLLOWING ITEMS:

1.) EXTERIOR:

<u>TYPE</u>	<u>COLOR</u>	<u>TYPE</u>	<u>COLOR</u>
Siding _____	_____	Brick / Stone _____	_____
Soffit _____	_____	Trim _____	_____
Fascia _____	_____	Garage Door _____	_____
Roof _____	_____	Shutters _____	_____
Gutters / Downspouts _____			

2.) HOUSE STYLE:

Ranch _____ Raised Ranch _____ Two Story _____ Bi / Tri Level _____
 Square Footage _____ First Floor _____ Second Floor _____

3.) SITE PLAN SHOWING TO SCALE THE PLACEMENT OF:

- (A) The house and driveway on the lot.
- (B) Fences. Material _____ Design _____ Color _____
- (C) Retaining Walls. Material _____
- (D) Drainage Patterns.

4.) Landscape plan showing the plantings and their placement shall be furnished and approved prior to commencement of landscaping.

5.) It shall be the responsibility of the lot owner or builder to clean up any concrete truck "wash up" that is not done on the lot owner's lot.

6.) The garage floor elevation shall be within thirty-six (36) inches of the top of the street pavement elevation directly in front of the garage or lot owner/builder shall notify the Architectural Review Committee and discuss the reasons for not being within the thirty-six (36) inches.

7.) Driveway – This is an addition to the Declaration for Pioneer Pointe– Driveways can be constructed with concrete or asphalt. However, a minimum of 3 feet of the driveway (measured from the roadway pavement edge), must be constructed with cold patch asphalt, hot mix asphalt, or crushed stone if it is constructed before the surface layer of asphalt is placed. Under current Town policy, Declarant must install the binder course of asphalt for the public streets and then wait a minimum of one calendar year before installing the surface course of asphalt. Each Owner who constructs a driveway before the surface course is placed on the public street adjoining the Owners' lot shall construct the driveway to match the elevation of the surface course except for the last three feet which shall be sloped down to match the binder course elevation. At the time the surface course is placed, the last three feet of asphalt pavement shall be removed and replaced to match the surface asphalt elevation at the Owner's expense. For concrete driveways built after the surface asphalt is placed, the concrete may be extended to the edge of the street pavement and must match the surface asphalt elevation. Concrete driveways built at this time and extend to the street pavement edge shall be built with a control joint three feet from the asphalt roadway edge.

8.) Lots containing a circled lot number denote a restriction for minimum lowest opening elevation, based on the North American Vertical Datum of 1988 (12a) adjustment (NAVD88)(12a). No building opening to be constructed below minimum, Lot 2 and Lot 3 = 1071.00', Lot 10 and Lot 11 = 1067.75', Lots 24-29 = 1054.60', Lots 30-34 1054.60', Lots 36-38 = 1051.15', Lot 39 = 1054.50', Lot 40 = 1052.00', Lots 49-51 = 1064.75', Lot 59 and Lot 60 = 1071.00', Lot 61 = 1071.50', Lot 62 = 1072.00', Lots 72-79 = 1060.80', Lots 82-89 = 1058.90', Lot 90 = 1060.60' and Lots 91 and 92 = 1060.80'.

9.) By approval of the plans submitted to the Developer or Architectural Review Committee, neither the Developer nor the Architectural Review Committee shall be responsible for obtaining any approval necessitated by the Ordinances of the Town of Middleton, and neither the Developer nor the Architectural Review Committee gives any opinion nor makes any representations to soil conditions; that a structure built pursuant to the plans will be structurally sound; or that the plans meet any Town, County, or State codes. Neither the Developer nor the Architectural Review Committee shall have any liability to any builder or lot owner with respect to the construction of any materials used in any building on a lot within the Plat. It shall be the builder and lot owner's responsibility to obtain all permits for the construction of any improvements on a lot in the Plat and to verify the location of all survey stakes.

I AGREE TO HAVE MY HOUSE BUILT ACCORDING TO THE PLANS AND INFORMATION HEREIN SUBMITTED.

Date

Lot Owner

Date

Builder

Date

Developer / Architectural Review Committee

(S:/haen/pioneerpointe/archreviewform/2021)