

Estates of Champions Run
Architectural Review Committee

Property Owner Name(s): _____

Property Address: _____

Telephone Number: _____

“If the Architectural Committee fails to respond in writing to a request for approval specifying its objections within twenty (20) business days, such approval shall be deemed to have been given.”

New Home Construction: Issues allowed subject to approval of the Committee

- Residence with less than 85% masonry of exterior walls
- Construction with significant noise before 8:00 am or after 6:00 pm
- Construction on a Sunday, or holiday.
- Construction of “improvements”
- Unfinished structures for over one year
- House number display
- Fences, walls or hedges
- Fence, wall, hedge or shrub or other planting obstructing sight line
- Driveways- concrete or hard surface
- Tents, shacks or other temporary building, improvement or structure
- “For Sale” or other signs
- Building materials on lot not under construction or building of improvements
- Visible utility lines
- Unsightly vehicles and equipment

Existing Homes: Issues allowed subject to approval of the Committee

- Variance from original plans or submission approved by the ARC
- Residence with less than 85% masonry of exterior walls
- Construction with significant noise before 8:00 am or after 6:00 pm
- Construction on a Sunday, or holiday.
- Construction of “improvements”
- Variance from original plans or submission approved by the ARC
- One story storage buildings, greenhouses and children’s playhouses
- Unfinished structures for over one year
- House number display
- Fences, walls or hedges
- Fence, wall, hedge or shrub or other planting obstructing sight line
- Driveways- concrete or hard surface
- Tents, shacks or other temporary building, improvement or structure
- “For Sale” or other signs
- Grass, weeds and vegetation not mowed and trimmed in regular intervals.
- Building materials on lot not under construction or building of improvements
- Visible utility lines
- Unsightly vehicles and equipment

- ___ Service Areas, Clothes Lines, and Bulk Trash
- ___ Cutting down trees over 6 inches in diameter
- ___ Nuisances and noise (exterior speakers, horns, whistles, bells or other sound devices)
- ___ Butane, propane or other fuel tank (need to be non-visible from street and adjacent lot)
- ___ Exterior radio or television aerial wires or antennas, or aerial or satellite dish
- ___ Athletic, tennis or other sport court lighting and fencing
- ___ Solar equipment
- ___ Security lighting
- ___ Subdividing lots
- ___ Home Offices not generally open to the public

Issues prohibited under the Covenants

- ___ Residence size less than 3000 square feet/2600 with a variance allowed by ARC
- ___ Setback Lines: no building shall be located on any of the Lots nearer than fifty (50) feet from the front fine. or nearer than twenty-five (25) feet from any side lot line, or nearer than thirty (30) feet from any rear lot line.
- ___ Prefabricated housing
- ___ Window tinting (light tinting allowed) or reflective glass windows
- ___ Permanent chain-link, metal cloth or agricultural wire fences
- ___ Fence or perimeter wall exceeding 6 feet from ground
- ___ Sight lines unobstructed within 10 feet of property line on all lots except corner lots which have a 25 foot sight line setback
- ___ No asphalt driveways
- ___ Grass, weeds and vegetation not mowed and trimmed in regular intervals.
- ___ Oil and gas exploration
- ___ Water wells, cesspools and septic tanks
- ___ Roofing: no wood shingles or wood shakes
- ___ Hazardous activities: such as fireworks or open fires

Approved: _____ Rejected: _____
 ARC Members Voting: _____
 Comments: _____

