

Sandalwood Architectural Control Committee
SACC
Revised 10.10.2006

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DEED RESTRICTIONS COMPLIANCE FORM

SANDALWOOD PROPERTY ADDRESS: _____

THIS COMPLETED FORM IN DUPLICATE, TWO COPIES OF YOUR SURVEY FROM A REGISTERED SURVEYOR, AND TWO COMPLETE SETS OF PLANS MUST BE SUBMITTED BEFORE THE APPROVAL PROCESS CAN BEGIN. ONE SET WILL BE RETAINED BY THE SACC AND ONE SET WILL BE RETURNED TO THE HOMEOWNER. THE FOLLOWING FOUR (4) ITEMS MUST ALSO BE SUBMITTED BEFORE APPROVAL:

1. TREE PLAN: THE SURVEY OR SITE PLAN MUST SHOW ALL EXISTING TREES OVER SIX INCHES (6") IN DIAMETER, MEASURED AT A POINT FOUR FEET ABOVE GROUND LEVEL. PRIOR TO COMMENCING ANY DEMOLITION, THE OWNER OF THE LOT MUST RECEIVE A WRITTEN ACKNOWLEDGEMENT THAT THE TREE SURVEY PROVIDED MEETS THE REQUIREMENT OF ARTICLE II, SEC. 16 OF THE DEED RESTRICTIONS. THE PLAN SHOULD BE ACCOMPANIED BY A TREE REPLACEMENT PLAN AS SET FORTH IN THAT SECTION.

2. DRAINAGE AND GRADING PLAN: WHEN THIS FORM IS SUBMITTED, A REGISTERD CIVIL ENGINEER MUST SUBMIT A DRAINAGE AND GRADING PLAN SHOWING SITE GRADING, SLAB HEIGHTS OF ALL FLOOR LEVELS, UNDERGROUND DRAINAGE PIPES AND INLETS, AND ELEVATIONS OF NATURAL GRADE ALONG THE NEIGHBORING PROPERTY LINES WITH A MINIMUM SPACING OF TWENTY FEET (20'-0"). THIS DRAWING MUST BE SIGNED AND SEALED. ALSO REQUIRED IS A CERTIFIED STATEMENT IN LETTER FORM, SIGNED AND SEALED BY THE CIVIL ENGINEER, STATING THAT THE PROPERTY WILL DRAIN ITSELF AND WILL NOT DRAIN ONTO ADJACENT PROPERTY, EITHER PRIVATE OR CIVIC. IN ADDITION, THE LETTER MUST ALSO STATE THAT THE NEW GRADING WILL NOT INTERRUPT THE HISTORIC NATURAL FLOW OF WATER ACROSS THE NEIGHBORHOOD.

3. A CHECK OR MONEY ORDER IN THE AMOUNT OF \$1,500 PAYABLE TO THE SANDALWOOD CIVIC CLUB, INC. PURSUANT TO ARTICLE IX, SEC. 10 OF THE SANDALWOOD BY-LAWS. THIS NON-REFUNDABLE FEE IS REQUIRED FOR ACC APPROVAL, FOR MONITORING OF CONSTRUCTION PROGRESS AND FOR INSPECTION FOR COMPLIANCE WITH THE ACC-APPROVED PLANS UPON COMPLETION.

4. A CHECK OR MONEY ORDER IN THE AMOUNT OF \$10,000 PAYABLE TO THE SANDALWOOD CIVIC CLUB, INC. PURSUANT TO ARTICLE IX, SEC. 11 OF THE SANDALWOOD BY-LAWS. THIS REFUNDABLE DEPOSIT IS INTENDED TO ENSURE THAT CLEAN UP DURING AND AFTER CONSTRUCTION WILL BE DONE PROPERLY AND TIMELY AND THAT, WHEN COMPLETED, THE CONSTRUCTION WILL COMPLY WITH THE ACC-APPROVED PLANS AND DEED RESTRICTIONS AND AS MORE PARTICULARLY SET FORTH IN THE REFERENCED BY-LAW PROVISION. NON-COMPLIANCE WILL RESULT IN ALL OR A PORTION OF THE DEPOSIT BEING USED TO ENFORCE OR ACCOMPLISH COMPLIANCE WITHOUT REFUND OF THAT AMOUNT.

DATE: _____

NAME: _____

ADDRESS: _____

PLEASE FILL IN THE INFORMATION REQUESTED BELOW. REFER TO THE SANDALWOOD DEED RESTRICTIONS FOR MORE COMPLETE INFORMATION REGARDING THE REQUIREMENTS FOR THE FOLLOWING:

THE HEIGHT OF THE RESIDENCE FROM FINISH FLOOR TO THE HIGHEST POINT OF ANY ROOF AS PER RESTRICTIONS IS _____.

THE VERTICAL DISTANCE (HEIGHT) FROM PRE-EXISTING GRADE LEVEL TO THE FINISH FLOOR IS _____.

THE TOTAL HEIGHT OF THE RESIDENCE IS _____. (ADD THE TWO PREVIOUS NUMBERS).

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THIS RESIDENCE OR BUILDING **DOES NOT** CONTAIN HABITABLE THIRD FLOORS AND HAS **NO** OPERABLE WINDOWS, OPERABLE PLUMBING (EXCLUDING HOT WATER HEATERS), FIXED STAIRCASES, ELEVATORS, OR OTHER PERMANENT FORMS OF ACCESS, TO THE ATTIC SPACE ABOVE A SECOND STORY. IF THIS STATEMENT IS CORRECT CIRCLE **YES**. IF NOT, EXPLAIN IN AN ATTACHED STATEMENT.

SQUARE FOOTAGE OF THE LOT IS _____ SF.

SQUARE FOOTAGE OF RESIDENCE, BUILDINGS, GARAGES, CARPORTS, & PORCHES UNDER ROOF ON THE **FIRST FLOOR** IS _____ SF.

SQUARE FOOTAGE OF RESIDENCE, BUILDINGS, GARAGES, CARPORTS, & PORCHES UNDER ROOF ON THE **SECOND FLOOR** IS _____ SF.

TOTAL SQUARE FOOTAGE OF RESIDENCE, BUILDINGS, GARAGES, CARPORTS, & PORCHES UNDER ROOF IS _____ SF.

PERCENTAGE OF LOT COVERAGE BY RESIDENCES, BUILDINGS, GARAGES, CARPORTS, & PORCHES UNDER ROOF IS _____%. DEED RESTRICTIONS CALL FOR SQUARE FOOTAGE COVERED BY ROOF MINUS AREA OF OVERHANGS DIVIDED BY LOT SF.

THE **FIRST FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **FRONT** PROPERTY LINE AT THE NEAREST POINT.

THE **SECOND FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **FRONT** PROPERTY LINE AT THE NEAREST POINT.

THE **FIRST FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **SIDE** PROPERTY LINE AT THE NEAREST POINT.

THE **SECOND FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **SIDE** PROPERTY LINE AT THE NEAREST POINT.

THE **FIRST FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **OTHER SIDE** PROPERTY LINE AT THE NEAREST POINT.

THE **SECOND FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **OTHER SIDE** PROPERTY LINE AT THE NEAREST POINT.

THE **FIRST FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **REAR** PROPERTY LINE AT THE CLOSEST POINT.

THE **SECOND FLOOR** OF THE BUILDING(S) (INCLUDING ROOF OVERHANGS AND GUTTERS) IS _____ FEET FROM THE **REAR** PROPERTY LINE AT THE NEAREST POINT.

THE PERCENTAGE OF AREA OF THE LOT LYING BETWEEN THE BACK OF THE CURB AND THE PRINCIPAL DWELLING WHICH IS TO BE MAINTAINED IN NATURAL, LIVING VEGETATION SUCH AS TREES, SHRUBS, FLOWERS, GRASSES, AND GROUND COVERS IS _____%.

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NUMBER OF EXISTING TREES ON THE LOT MEASURING 6 INCHES IN DIAMETER AT A POINT 4 FEET ABOVE GROUND LEVEL. _____.

NUMBER OF EXISTING TREES TO BE REMOVED BEFORE OR DURING THE COURSE OF CONSTRUCTION AND REPLACED WITH A TREE OF 2 INCHES IN DIAMETER OR GREATER TO BE ADDED TO THE LOT (PER RESTRICTIONS). _____.

THE EXTERIOR FRONT AND SIDE WALLS OF THE RESIDENCE STRUCTURE EXCLUDING WINDOWS AND GABLES LOCATED ON A LOT IS _____ PERCENT BRICK, BRICK VENEER, STUCCO, STONE, STONE VENEER, OR CONCRETE.

THE EXTERIOR FRONT AND SIDE WALLS OF OTHER PERMANENT STRUCTURES EXCLUDING WINDOWS AND GABLES LOCATED ON A LOT IS _____ PERCENT BRICK, BRICK VENEER, STUCCO, STONE, STONE VENEER, OR CONCRETE.

SYNTHETIC CONCRETE SIDING SUCH AS HARDBLANK, IS ALLOWED AS A BUILDING MATERIAL, HOWEVER IT IS NOT CONSIDERED A MASONRY MATERIAL BY THE SACC FOR THE PURPOSES OF THIS CALCULATION

TO THE BEST OF MY (OUR) KNOWLEDGE, I (WE) STATE THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. I (WE) UNDERSTAND THAT THE SACC WILL RELY ON THE ACCUACY OF THE ABOVE INFORMATION IN ITS REVIEW OF THE PLANS. ERRORS IN THE ABOVE INFORMATION, WHICH VOILATE THE DEED RESTRICTIONS, COULD SUBJECT THE OWNER TO LEGAL ACTION FROM OTHER SANDALWOOD HOMEOWNERS.

SANDALWOOD HOMEOWNER

DATE

SANDALWOOD HOMEOWNER

DATE

DATE RECEIVED BY SACC

SACC MEMBER