

Magnolia Trace

APPLICATION FOR PLAN APPROVAL

*Prior to approval, submittal of the following is required:

- Construction Plans and Specifications
- Plot Plan – Show House on Lot
- Erosion Control Plan – Use Plot Plan to Sketch Plan
- Landscape Plan – Fencing, Walls, and Lighting

Lot: _____ Block: _____

Address: _____

Contractor: _____

Telephone Number: _____

Owner/Buyer: _____

Telephone Number: _____

Specifications

Building Plans

- Square Feet: Frame _____ Veneer _____
- Construction Cost/Square Foot _____
- Sales Price/Square Foot (Includes Lot) _____
- Garage Orientation _____
- Exterior Masonry _____%
- Location of Utility Panel _____

Roofing

- Material _____ color _____
year warranty _____
- Roof Pitch _____
- Roof Height _____

Driveways

- Surface Material _____
- Width of Paving _____

Mailbox

- Address Block Material _____
- Construction Material _____

Landscaping (Plan Requires Approval prior to Landscaping)

- Landscape Cost: _____
- Hardscape Elements: _____
- Lawn Grassing: _____
- Sprinkler System: _____
- Exterior Lighting Plan? _____
- Number of 3" Caliper Trees? _____
- Corner Lot? _____

Fencing and Walls

- Is fencing restricted on lot? _____
- Does fence abut Common Area "A"? _____
- Fence Material? _____
- Fence Height? _____
- Side Fence Material _____
- Retaining Walls? _____

Date of Application: _____

Estimated Start Date: _____

Estimated Completion Date: _____

Sales Price: _____

Approved by: _____

Approved by: _____

Date Approved: _____

Requirements

_____ Sq. Ft. 2500, 3000, or 4000 (Lot Dependent)

For information only

\$145 per square foot minimum

Side or rear entry, min. of 2 car garage must be attached

85% Masonry

Side of residence at a location to be as inconspicuous as possible from the street and/or the neighboring property. **Indicate location on floor plan.**

Equivalent to Elk, Lifetime, High Definition, Weathered Wood

Minimum of 10/12 pitch

Shall not exceed 2.5 stories; 43 feet

Concrete required

Required 18' minimum

Cast stone required

Constructed with same materials as residence required

Must represent at least 2% of total construction cost

Please include a plant list with the size and price

Hardscape elements required

100% lawn sodding required

100% Sprinkler system required

Architectural committee approval

Minimum of (2) trees at least three inches caliper measured twelve inches from ground level between front building line and street right of way

Corner lots must have (3) trees at least (1) between residence and each street right of way.

Some Lots Have Restricted Fencing

Fencing must be constructed of ornamental iron, with the option to use masonry pillars as required by the covenants. No fencing at any time may obstruct the view of Common Area "A" by adjoining property owners.

If not visible from street or any common area, may be constructed of wood using steel posts. Fences that separate Magnolia Trace from adjoining property may be of wood.

Maximum of six (6) feet in height

Fences which project from a residence toward a side lot line must be constructed of brick, stone, or iron.

Architectural Committee Approval

ALL CONTRACTORS ARE REQUIRED TO USE CZECH HALL CONSTRUCTION ENTRANCE. NO CONSTRUCTION VEHICLES TO USE 59TH STREET ENTRANCE, EVER! THE PROPERTY OWNER'S ASSOCIATION CHARGES A \$150 FINE TO THE BUILDER FOR EACH VIOLATION.