

## **Cherry Homes Architectural Committee Requirements**

Some of these comments are extracted directly from the Association Declaration of Deed Restrictions.

Prior to any work being done, the property owner or his representative shall supply to the Architectural Committee or the Board of Directors of the Association the following information:

1. Name of owner, address of owner, telephone number and email address if available.
2. Address of proposed project and lot number(s) and subdivision.
3. A site plan drawn to sufficient scale to show the lot on which the proposed improvement is to take place. The plan shall show location of all abutting streets, location of existing building, and the proposed location of structures to be built or altered. It must also show the location and type of fuel tank to be used. Location of major trees should be included as well as a tree-cutting plan.
4. A detailed drawing of the proposed structure(s) indicating materials to be used in construction and type of construction. Especially important are the outside finish, elevation showing # blocks exposed.
5. The site plan shall show the location of the water well and sewage system approved by the Health Department.

### **The following standards shall apply:**

1. All dwellings must have a minimum enclosed living area of 850 square feet with a minimum building size of not less than 24 feet in width for a single story home or 1150 square feet for a two story home, exclusive of open porches or attached garages. All structures shall be completed on the exterior within six months from start of construction.
2. Mobile homes are not permitted structures on any lot.
3. Setback requirements shall be the same as those established by the township.
4. Homes must have a minimum 4/12 roof pitch.
5. Homes must have a permanent foundation. Exposed foundation no more than thirty-six (36) inches above final grade.
6. LP gas tank shall be placed a minimum of 20 feet from the road and be screened with fence or plantings.
7. Owner is responsible for repair of all construction damage to roads and shoulders.
8. After determining setbacks, natural topography should be retained as much as possible. Maximum number of trees to be retained.