ARCHITECTURAL APPROVAL CHECKLIST VILLAGE OF SLINGER

Lot # _____   Date:_____

When you are ready to begin the building process and **prior to applying for a building permit**, you will need to submit your construction plans to the Architectural Control Committee (ACC) at the address listed above for approval. The approval process will take approximately two weeks. Below is a checklist to help you expedite your approval process.

☐ **Submit one copy of a survey prepared by a licensed surveyor.**

Survey must show the house placement, driveway location and proposed yard grade.

☐ **Submit one copy of the home construction plans.**

☐ **Submit Exterior Colors**

Plans must meet the following minimum guidelines.

- □ Minimum square footage:
  - o One Story – Min. 1,800 sq ft. **Actual: _____**
  - o Multiple Story; Min. 2,100 sq ft. **Actual: _____**
    Square footage does not include basement, attic, garage, porch, or patio areas.
- □ Minimum 624 sqft garage attached to the residence. Garage entrances encouraged to be located on a side of the residence which does not face the street fronting the lot. **Actual Sqft: _____**
- □ A residence shall have a roof made of wood shakes or approved dimensional asphalt shingles with a minimum pitch ratio of 8:12. Dimensional shingles shall have a minimum rating of 30 -year warranty. **Color/Type _____**
- □ Exterior Siding: Natural Materials shall be used for the exterior siding of the Buildings; provided, however, that fascia and soffit may be aluminum.
  - o **Siding Color/Type:_____**
  - o **Trim Color/Type: _____**
  - o **Board / Batten / Shake Color:_____**
- □ At a minimum, 20% of the front elevation shall include an accent material such as stone or brick. Exterior brick or stone shall terminate at an inside corner or minimum 12" return on sides.
  - o **Type and Color:_____**
  - o **Return Y/N: _____**
- □ Window and door wraps shall be at least four inch (4") nominal in width and used on all locations except on windows with shutters. All comers shall be a minimum of four inch (4") trim boards
- □ Side elevations of homes shall require a minimum of two (2) architectural elements for each ranch elevation and three (3) architectural elements for each two-story elevation. Architectural elements shall include any window, door, closed shutter (false window), fypon, horizontal trim, or break in elevation or foundation.
- □ Window treatments exist on all 4 elevations of home.
- □ The type of all-natural exterior materials must be listed on plan.

☐ On lots that require basement exposures, the house plan must show exposed areas and the siding treatment and windows.

☐ **Submit cover letter with who to contact if there are questions on the plan and if you will be picking up the plans or if they are to be mailed. (Attached)**

The ACC has the right to request and require changes, additions and/or deletions of architectural details to your plan. The above listed items are a minimum guideline as outlined in the Cedar Creek Estates Covenants. The ACC review process is subjective and will consider the minimum requirements along with overall curb appeal for the best fit of the proposed home into the subdivision. After the ACC has reviewed your plan it will be returned as either "Approved and Submitted", "Approved as Corrected" or "Not Approved". In the case of "Not Approved" the plan must be resubmitted for approval.

As construction nears completion, please remember to do the following:

☐ Lot must be landscaped and seeded or sodded within 1 year after home is occupied. During the time the lot is not landscaped the homeowner is responsible to maintain erosion control measures to prevent dirt, mud and silt from washing and eroding onto the streets and neighboring properties.

☐ Hard surfaced driveway must be installed within 1 year after home is occupied. Note: Be sure to check with the building inspector to see if a driveway permit is required.

Office use only below line:

Date Received _____

Approved and Submitted

Approved as Corrected

_____
_____
_____

Not Approved

_____
_____
_____

_____

ACC Board Member   **Date**

Cover Letter:

Cedar Creek Estates
Architectural Control Committee
3769 Scenic Road, Slinger WI 53086

Date _____

Name _____

Phone Number _____

Address / Lot Number _____

Builder Name and Contact information

Company _____

Contact Name _____

Phone Number _____

Email _____

Approved (Yes/No)_____

Architectural Design _____

Estimated build start date _____

Estimated build end date _____

_____
Homeowner Signature(s)   Date