



CHEROKEE RIDGE PROPERTY OWNERS' ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

HOMEOWNER IMPROVEMENT PLAN REVIEW AND CHECKLIST

1. Timing:
 - Please submit plans to the ARC at least 30 days prior to required approval. The ARC will make every effort to grant approval in a shorter time but that will depend upon the completeness of plans submitted.
2. Site Plan:
 - Required if adding a fence or landscaping along the property line. Identify and mark property lines. If necessary, obtain a site survey. If the site backs up to the golf course, a ten (10') foot rear setback is required from golf course.
3. Drainage Management:
 - If any soil movement is required for a landscaping project, a general drainage plan is required and must be approved by the ARC prior to any soil disturbance. All storm water drainage must flow to road, front or back and not to adjacent property. Clearly identify any proposed berm or drainage ditch prior to the initiation of any soil movement.
 - Correct any drainage issues identified during any landscaping project and complete corrective actions within 60 days. The property owner is responsible for any associated expense.
4. Other Projects or Alterations:
 - Drawings as required to give the committee a complete understanding of the scope of the project.
 - Details of any retaining walls; materials and location.
 - Details of any decks; materials and location.
 - Details of any fences, gates, freestanding trellises, or arbors; materials, location, and height.
5. Exterior Materials Submittal: (pictures, samples, paint chips, etc.)
 - Roofing shingles, paint, brick/mortar or grout, stone/grout, stain and/or Dryvit colors. Also, shutter, downspouts and gutter color, door color or stain, mailbox color and driveway surface treatment.
 - Details of decks, if any, materials, and location.
6. Fences:
 - Details of fences, gates, freestanding trellises, arbors if any, materials, location, and height
7. Landscaping Plans:
 - Location, types and sizes of trees and shrubs, flower beds and grassed areas.
 - Location type and sizes of any lawn and garden decorations such as statuary, etc.
 - Details of retaining walls, if any, materials, and location
 - Driveway and walkway materials and location
 - Hardscape materials with location and general design plan
8. Pool Plans:



- Indicate size, depth, and location on lot.
- Location of pumps, filter, heater, and any other pool equipment
- Location, materials and finishes of adjoining decks.
- Include plans for fence, which must be installed after completion of pool and decks.

9. Repair of Buildings.

- CR Declaration of Covenants states that “No building or structure within the Properties shall be permitted to fall into disrepair, and each such building and structure shall at all times be kept in good condition and repair and adequately painted or otherwise finished.”
- Any routine maintenance that does not change the external appearance of the property from the original construction does not require ARC approval.