



CHEROKEE RIDGE PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE

Cherokee Ridge is a “restrictive covenants” community. These covenants require builders and homeowners in the community to abide by the declarations specified therein, particularly for all new building, existing home improvements, and repairs to existing structures. The covenants established the Architectural Review Committee (ARC) to ensure the quality and attractiveness of every new home, improvement, or repair in the community meets the high neighborhood standards and be in harmony with its surroundings.

For new home construction, your builder must sign a Builders Agreement acknowledging an understanding of, and agreement to follow the Cherokee Ridge Covenants and Restrictions. As stated in the Covenants and Restrictions, you and your builder (or architect) must submit a permanent set of house plans to the Architectural Review Committee with notes of any changes being made along with a site plan, complete list of exterior materials to be used, and a preliminary general drainage plan. The ARC must approve these plans prior to any tree removal or dirt movement, except as necessary for a complete property survey.

Additionally, approximately sixty days before completion of a new home, a landscape plan (including ALL hardscapes, i.e., driveways, walkways, patios, retaining walls) and finalized general drainage plan must be approved by the ARC before such work can commence. As our community grows, we pay close attention to potential drainage issues that may occur to adjacent homes by new construction.

For any improvement OR CHANGE to the exterior of an existing home or dwelling (changing the exterior color of the home including doors, shingles, gutters, shutters, and trim; adding a fence, swimming pool, or garden structure; cutting trees; landscaping changes, etc.), the homeowner must submit detailed plans of the proposed improvement for approval before such improvements can begin.

The Architectural Review Committee recognizes that many of our residents have joined our neighborhood through the purchase of an existing home rather than going through the building process, thus never having any contact with the committee. Long term residents may not have met with the committee since the completion of their newly built home. The Architectural Review Committee works to protect the property values of all Cherokee Ridge property owners. The scrutiny we give to any construction or alteration benefits the entire community by ensuring consistent compliance to the standards outlined in our Covenants and Restrictions.

We look forward to working with you!