



## CHEROKEE RIDGE ARCHITECTURAL REVIEW COMMITTEE

### NEW HOME PLAN REVIEW AND CHECKLIST

1. Checklist Requirements. Most checklist items represent specific items addressed by the Cherokee Ridge Declaration of Covenants.
2. Minimum Heated Square Footage. Required minimum heated square footages, exclusive of porches, basements, garages, and decks, by neighborhood and street in Cherokee Ridge, are:

Sq Ft	Neighborhood	Street
• 1,400	The Cove	Cherokee Ridge Dr
• 1,500	Patio Homes	Ridgewood Circle
• 1,600	Garden Homes	Oak Ridge Way, Oak Ridge Place, Oak Ridge Ct
• 2,000	Creekwood	Creekwood Dr, Emerald Pt, Evergreen Way, Pine Crest Dr
• 2,100	The Cottages	Turning Leaf Dr
• 2,400	Rocky Ridge	Rocky Ridge Rd
• 2,740	Savannah Circle	Savannah Cir
• 2,850	Woodmont	Woodmont Dr
• 2,850	Highlands	Highlands
• 2,850	Cherokee Ridge Dr	Cherokee Ridge Dr
• 3,000	Timberlake	Timberlake Dr
• 3,400	North Ridge	North Ridge Dr
• 3,400	South Ridge	South Ridge Dr
• 3,400	Falling Leaf	Falling Leaf Ln
• 4,500	Pinnacle Pt	Pinnacle Pt

3. 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 period but that will depend upon the completeness of plans submitted.
4. Plan Submittal. Each planned new home build requires a completed individual ARC New Home Plan Submittal Form which must include a full set of architectural drawings. Prior to any site work on any lot within Cherokee Ridge, the property owner and/or builder must submit detailed site plans, drainage plans, house plans and landscape plans for approval by the ARC.
5. Multi Plan Approval. Approved home construction companies approved by the ARC can submit up to 5 separate and unique house plans for preapproval for future home builds. These plans must meet the following requirements:



- Identify which street in the Town of Cherokee Ridge the homes are being planned for.
  - All plans submitted for approval in the same request for approval package must meet the same heated and air-conditioned square footage requirements and approval will only apply to that specific street.
6. Pre-Approval Work Permitted. The only work permitted on any property prior to ARC approval is necessary surveys for initiating plan details for approval. Plans must be approved prior to removal of any trees or digging any footings. Site should have property pin locations and rough house dimensions staked to establish clearing limits for ARC review.
7. Approval Requirements. Approvals will require that building plans meet Cherokee Ridge building standards as reflected in the Declaration of Covenants.

These include:

- Type and size of house, including statement of total heated square footage.
- Garage placement and orientation.
- Specification Sheet.
- Complete foundation plans.
- Complete floor plans, showing dimensions and levels.
- All exterior elevations, showing building heights and roof overhangs.
- Color rendering of the elevation drawings, showing a simulation of the color coordination of the final construction.
- Physical samples of all exterior building materials.
  - Siding (brick, stone, Dryvit, hardiboard, shake, etc.)
  - Mortar or grout color
  - Shingle grade and color
  - Shutters
  - Gutters and downspouts
  - Doors and Windows
  - Paint or stain chips of all exterior colors
  - Manufacturer's brochures for any non-standard external building component
  - Exterior hardware
- Utility service connection locations (electric, water, gas, CATV, telephone, sewer pump).
- Details of any decks or patios (location, layout, and materials of construction).
- Details of any retaining walls or hardscape (location, materials).

Once the plans are approved, work can proceed on the respective site. If a plan is not approved, the ARC will give reasons for non-approval and provide alternatives to bring the plan into compliance with the Cherokee Ridge Covenants.



#### 8. Pre-Construction Site Preparation:

- Verify lot size and setbacks with recorded plat.
- Site Plan
  - Indicate lot number, street address, dimensions, frontages on golf course and street.
  - Check setbacks (10' sides, 35' front, 40' rear on golf course and 30' on a non-golf course lot, or as plat dictates otherwise).
  - Confirm layout of new structure and identify all property stakes for ARC review. If surveyor stakes cannot be found, the property will require a survey.
  - Indicate finish grade elevations.
- ADEM Requirements
  - Prior to any grading or soil movement, boundaries of construction site must have properly supported silt fences installed to ensure no loose material will be washed off the construction site.
  - Lot must have a designated construction entrance with rock and underlying geo-textile fabric stabilization to minimize off-site vehicle tracking of sediments into the streets.
  - Construction must begin within fourteen (14) days of site clearing or the lot must be seeded and strawed with no mounds of dirt left on the site.
- Tree Removal
  - Healthy trees measuring four inches (4") or more in diameter at a point two feet (2') above ground level may not be removed without the written approval of the ARC unless located within ten feet (10') of the proposed footprint of the house, driveway, walkway, or pool.
  - All trees (greater than 4-inch diameter) to be removed must be marked and approved by the ARC prior to initiation of any on-site preparation other than required surveys.
- Compaction Test
  - Required for all filled lots that will have slabs or footings.
  - Must accommodate all predicted loads.
  - Must meet compaction testing requirements of the International Residential Code 2015 (IRC 2015), as adopted by the Alabama Residential Code 2015.
  - Footings and foundations must be designed, installed, and tested in accordance with accepted engineering practice.
  - Compaction test results must be provided by a licensed Building Inspector prior to digging or pouring any footings or slabs.
  - No footers can be poured until compaction test results are recorded and final plan approval is obtained from ARC.

#### 9. Final Construction Site Requirements

- Rainwater Drainage Plan.
  - Rainwater must be diverted to appropriate storm water conveyance or other approved point of collection (road, front or back, not to adjacent property).
  - French drains or swales shall be constructed as needed to ensure drainage away from structure.



- No standing water is allowed on site, with a minimum grade of six inches (6") within first ten feet (10') surrounding the structure.
- Driveway
  - ARC must approve surface finish and treatment.
  - Any drainpipe installed under any driveway shall be finished by installing concrete abutments on both sides of drainpipe or such other material as may be approved by ARC.
- Landscaping.
  - Complete site plan, showing location, types and sizes of all shrubs and trees.
  - All foundation shrubs planted must be greater than 3 gallons in size.
  - All HVAC units or permanently installed electrical generators visible from any street or the golf course shall be screened by approved materials or plantings of a density and height to effectively conceal the unit.
- Mailbox
  - Design and construction must meet Cherokee Ridge guidelines for each community.
  - Color must be approved by ARC, but general requirement is that it matches color of house trim.



## Cherokee Ridge Sewer System

Cherokee Ridge has a private waste processing plant within the development. The sewer fee is billed monthly by Arab Water Works and is based on water usage. The covenants and restrictions require all plumbing fixtures to be designed as “water saving” fixtures. A buried grinder pump system is required for each individual lot for sewage processing and must have a panel attached to the home for pump malfunction notification.

A \$1,500 new construction tie-on fee is due and payable to the Cherokee Ridge Property Owners Association when the actual connection is made to the community sewer system. Contact Dollar & Watson to pay this bill at (256) 582-1266 or mail check to Dollar & Watson, C/O Cherokee Ridge POA, P.O. Box 143, Guntersville, AL 35976.

## Cherokee Ridge POA and Country Club Dues

Dues of \$595/year, payable to Cherokee Ridge POA, are due when closing on the property. Contact Roger Watson ([rewcpa@bellsouth.net](mailto:rewcpa@bellsouth.net)) or (256) 582-1266.

Dues of \$1,200/year, payable to Cherokee Ridge Country Club, are due when closing on the property. Contact Freddi Yell ([freddie@cherokeeridgecc.com](mailto:freddie@cherokeeridgecc.com)) or (256) 841-4551, Option 2.

## Change of Property Ownership – Information for Closing Attorney

Normal procedure is for the following verbiage to be forwarded to the respective closing attorney when ownership of any CR property changes:

### ***POA Information:***

***\*\*\*PLEASE NOTE – The Cherokee Ridge POA and Cherokee Ridge Country Club are NOT the same. Please make separate checks at closing to each accordingly!***

•Payable to Cherokee Ridge POA – Seller to pay Sewer Tie On Fee = \$1,500. Contact Roger Watson ([rewcpa@bellsouth.net](mailto:rewcpa@bellsouth.net)) or (256) 582-1266

•Payable to Cherokee Ridge POA – Dues are \$595/year (\$1.63/day) per lot. Contact Roger Watson ([rewcpa@bellsouth.net](mailto:rewcpa@bellsouth.net)) or (256) 582-1266

•Payable to Cherokee Ridge Country Club – Dues are \$1,200/year(\$3.29/day) per lot. Contact Freddi Yell ([freddie@cherokeeridgecc.com](mailto:freddie@cherokeeridgecc.com)) or (256) 841-4551, Option 2