

Majestic Heights

20079 West Main Street * Lannon, WI 53046 * (262) 251-4200

ARCHITECTURAL CONTROL COMMITTEE (ACC) COVER SHEET

Welcome to Majestic Heights !!

At closing buyer should have received the Declaration of Covenants, Conditions and Restrictions, recorded July 31, 2002 (Doc. # 2827282).

After reviewing Owner is to provide Builder, Designer, or persons responsible for the construction process with a copy to review. Declaration of Covenants, Conditions and Restrictions is to be considered the governing guidelines for approval from the Architectural Control Committee (ACC).

When submitting for ACC Approval include the following;

1. Completed ACC Check List (provided at closing). **Must be signed by Owner and Builder.**
2. **Three** copies of complete construction plans.
4. Samples of materials to be used.
5. **Two** copies Grading Plan and Survey. Locate residence on site, driveway location and size, culvert location and elevation, site grade changes (detail), proposed utility lines, retaining walls (included detail dwg.) , or any detached structures (include detail dwg.).
6. **Two** copies complete Landscape Plan to scale.
7. Submit to above address.

Note: Grade changes including any soils removed or brought in must be pre-approved by ACC.

Trees 3" in dia., 4' above ground, must not be removed or damaged.

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Check list: ARCHITECTURAL CONTROL COMMITTEE (ACC)

Lot # _____ **Owners Name:** _____

	Approved	Reject	Pending
<u>REQUIRED LIVING SPACE</u> 6.3 (a) & (b)	_____	_____	_____

(not including garage, porch, or lower level)

1 STORY 2,300 sf. _____

2 STORY 2,850 sf. (total) _____

1st Floor (1,800 sf. min.) _____

2nd Floor _____

<u>EXTERIOR MATERIALS</u> 6.5 (a) thru (p)	_____	_____	_____
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Structures shall be constructed of brick, stone, cedar, stucco, James Hardle Hardiplank Select - Cedarmill Lap Siding, or combinations. *Note:* 80% of the front elevation shall be constructed of brick, stone, or EIFS and all masonry areas shall end on an inside corner. (Include samples)

Masonry type:	_____	_____	_____
Brick ___ Stone ___ EIFS ___			

Colors _____

Other _____

(EIFS is an alternative previously approved to achieve the 80% masonry front.)

Siding Type:	_____	_____	_____
Cedar ___ EIFS ___ Stucco ___ Hardiplank ___			

Color _____

Trim _____

Soffit Color & Type _____

(Aluminum soffit and fascia is an alternative previously approved by ACC.)

<u>REQUIRED ATTACHED GARAGE</u> 6.4 (a)	Approved	Reject	Pending
	_____	_____	_____

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3 stall (min. 864 sf.) with entrance from side.
Garage Door

Manufacturer _____

Type/ Color _____

Size _____

Other _____

ROOF TYPE 6.5 (b) _____

Minimum of 8:12 pitch. Dimensional shake shingles (30 yr. min.), tile or slate. (Include samples)

Roof pitch _____ Other _____

WINDOWS 6.5 (a) _____

Must be consistent on all sides of home as well as detached structures.

Manufacturer _____

Type/Color _____

Other _____

MAILBOX & LIGHT POLE (Contact Developer) 6.5 (j) & (k) _____

ACC must pre-approve location. Home owner to bring service to pole and installed prior to occupancy.

LANDSCAPE PLAN 6.6 (a - g) _____

Size Recommendation: Trees 2 1/2" minimum base & Plant size 18"-24" minimum.

GRADING PLAN OR SURVEY 6.1 , 6.5 (g) & (h) , 6.6 _____

Survey information needed for ACC approval: Building locations____ Size____ Grade elevations____
Utility locations____ Culvert / Driveway location & elevation ____ Mail Box & Driveway Light locations____
A Trees over 3" in dia., 4' above ground, can not be removed or disturbed without ACC approval. @

COMMENTS AND RECOMMENDATIONS:

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NOTE:

IN ACCORDANCE WITH MAJESTIC HEIGHTS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PRIOR TO START OF CONSTRUCTION OWNER MUST HAVE APPROVALS FROM ARCHITECTURAL CONTROL COMMITTEE. ALSO ONE SIGNED COPY OF THIS DOCUMENT AS WELL AS A SIGNED COPY OF THE CONSTRUCTION PLANS MUST ACCOMPANY APPLICATION FOR BUILDING PERMIT.

SUBMIT TO ACC: 2 SIGNED COPIES WITH REQUIRED PLANS & SAMPLES

OWNER _____ DATE

OWNER _____ PHONE

ADDRESS

BUILDER / CONTRACTOR: Article 6 Please Note: 6.7 (C)
In signing states that, owner has provided a copy of Covenants, Conditions and Restrictions for Majestic Heights, and signee agrees to comply with all areas related.

COMPANY _____ DATE

ADDRESS _____ PHONE

NAME _____ (Owner or responsible party must be signee) TITLE

ARCHITECTURAL CONTROL COMMITTEE:

MEMBER _____ DATE

MEMBER _____ DATE