

**RENAISSANCE ESTATES OWNERS ASSOCIATION
REQUEST FOR ARCHITECTURAL APPROVAL
MASTER GUIDELINES**

This form is to serve as a guideline for you, your architect, engineer, landscaper, general contractor and sub-contractor. It is designed to help you understand what will be required of you and/or your architect. This will assist in planning ahead to allow for future water consumption, irrigation requirements, lighting and electrical usage and sewage capacity.

Landowners are reminded that approvals from the ARC Committee are required for all of the following three –step process. These approvals are necessary to maintain our area’s standard of high quality and to insure, preserve and enhance the overall value of everyone’s property.

TWO (2) SETS OF PLANS ARE REQUIRED ON EACH STEP.

1. GRADING PLAN

- a. Cut and fills (balance preferred, estimated yardage import/export)
- b. Elevation of pads and degrees of slopes
- c. Existing drainage and proposed plan
- d. Garage and outbuildings access
- e. Native tree removal (6 inch trunk or over)
- f. Utilities, water mains, electrical source, septic tank and leech field location
- g. Ponds and Lakes
- h. Flood hazard areas
- i. Road set-backs
- j. Utility and road easements
- k. Proposed road improvements (if applicable)
- l. Retaining walls and planters

2. SITE PLAN

- a. Location of all buildings (including set-backs), outbuildings and cellars.
Square footage and pad elevations required
- b. Driveways, fences, pools, spas, trash bins, windscreens, air conditioning equipment, propane tanks antennas, bridges, satellite dishes, tennis court, equipment storage, etc. (*Reminder:* All vehicles and trailers must be stored in a fenced or landscaped area out of view of the street and other properties)

3. ARCHITECTURAL PLAN

- a. Floor plans, including outbuildings and garages
- b. Exterior elevations with roof pitches and height measurements
- c. Balconies, patios, porches, decks, gazebos, trellises, awnings and atriums
- d. Solar equipment
- e. Exterior materials including:
 1. Roof materials
 2. Sidings, stucco and masonry
 3. Paint samples and/or color coat
 4. Windows and doors
 5. Skylights

In the opinion of the Renaissance Estates Owners Architectural Review Committee and Board of Directors, this three-step approval process will aid you in planning, designing, engineering and building your home. The above checklist provides you with the opportunity to plan your entire estate, taking into consideration such elements as drainage, lot coverage, grading, electrical amperage, water volume, septic tank capacity, wind direction and landscaping. Note: To avoid any unnecessary expense, each step should be approved in the order outlined before proceeding to the next step.