

Ridgewater on Lanier Design Review Committee
Building / Improvement / Maintenance Request Form

Owner's Name: _____ Date: _____

Address: _____

Phone: _____ Secondary Phone: _____

Email: _____

The DRC is responsible for overseeing new home construction and any improvements or changes made to existing structures or the surrounding property including trees /shrubs and property maintenance. (Ridgewater on Lanier Covenants, Article 5) This will help ensure that the standards of our community are maintained.

For example: If you are painting your house the same color or replacing an old fence with a new one of the same type, no approval is required. However, if you are repainting your home with a new exterior paint color you need to get approval from the DRC by following the procedure below. (Should be in the earth tone spectrum)

If the DRC has any issues with your request, there will be open communication until a mutual resolution is found. A final approval in writing should be obtained before starting any work.

The DRC may request an onsite visit before granting approval. The requestor or person familiar with the request will be required to accompany them. The DRC may also request access during the project to ensure the work is going according to the plans submitted.

Any change in materials or design from the submitted plans also need to be approved by the DRC in writing before implementation.

Along with a signed copy of this page, provide a complete a description of the proposed new construction, architectural or landscaping change. Please specify style, colors, materials, setbacks, height, square footage, and any other information that may help the DRC better understand your request. Additional documentation in the form of plats, photos, elevations, product information etc. should also be submitted as deemed appropriate.

The requestor is required to be compliant with any local ordinances and to acquire any permits required for the type of project described here. The requestor is also required to replace or repair any damage done to our common areas because of your project.

The requestor will receive written notification from the DRC or the HOA board of the approval of the request. Upon receipt of said approval, the work may begin.

Fencing: 2nd Revision

1. All fencing, color, type, and placement must be approved by the DRC.
 - a. All fencing must not be taller than 6 feet unless approved by the DRC.
 - b. All property line stakes, and proposed fence lines must be clearly marked with survey ribbon or string and adjacent homeowners notified prior to DRC approval. *The DRC recommends fencing be installed on property lines.*
 - c. If there are any questions or concerns about property line locations the homeowner will be responsible for having the fence line surveyed and marked by a certified surveyor.
 - d. Fence front side must be outwards facing adjacent lots.

In the event a homeowner / lot owner is in violation of our covenants, the HOA Board and or DRC will respectfully request in writing that you correct the violation within 14 calendar days from the day of notice. If the homeowner / lot owner fails to perform said correction, The HOA can exercise the necessary Correction. Lot Owner shall be personally liable to HOA for direct and indirect cost of such repair, and liability for such cost shall be a permanent charge and lien upon such lot enforceable by HOA by any appropriate proceeding law or in equity. (Covenants Section 8)

Signature of Applicant: _____

Ridgewater on Lanier HOA / DRC
Covenant Violation / Infraction Notice

Date: _____

Homeowner / Lot Owner: _____

Address / Lot #: _____

Violation / Infraction Description:

The HOA Board and or DRC respectfully request that you correct the above violation within 14 calendar days from the day of this notice. If the homeowner / lot owner fails to perform said correction, The HOA will exercise the necessary Correction. Homeowner / Lot Owner shall be personally liable to HOA for direct and indirect cost of such repair, and liability for such cost shall be a permanent charge and lien upon such lot enforceable by HOA by any appropriate proceeding law or in equity.

Sincerely:

Ridgewater on Lanier

Email: RidgewaterlanierHOA@gmail.com

