

Platte View Estates Architectural Guidelines

INTRODUCTION

The “Platte View Estates” area of Hamilton County consists of the area shown on map, attached hereto.

The purpose of this document is to:

1. Describe the design review application and approval procedures of the Platte View Estates Homeowner’s Association Committee of Architecture, and
2. Communicate those specific design and use elements that will create a very unique and desirable residential neighborhood character for Platte View Estates.

Prior to investing extensive time and money in the preparation of detailed plans, it is strongly advised that lot owners and their architect and/or engineer meet with a member of the committee of architecture and discuss preliminary concept plans.

These guidelines will be administered on a case-by case basis in order to encourage excellence in design. Architects and engineers should not use the Guidelines as constraints to creativity, but rather as parameters within which the Platte View Estates area as a whole is characterized and protected.

These guidelines may be amended by the Committee of Architecture from time to time.

SUBMITTAL REQUIREMENTS AND APPROVAL PROCEDURES

PLATTE VIEW ESTATES

Prior to obtaining a building permit from Hamilton County, the following items must be submitted to the committee for approval:

1. Application for Plan Review (attached).
2. A plot plan of your lot showing the placement of the building, driveways, sidewalks, retaining walls and the set-back distances from your lot line to these improvements. This plan should show the driveway elevations at street side.
3. Your proposed floor plan and elevations.
4. Information sheet (attached).

**Platte View Estates Committee of Architecture
Application for Plan Review**

Please Print

Lot Number _____

Project Address _____

Square Feet: Livable _____ Total _____

Owner _____ Phone _____

Mailing Address _____

Builder _____ Phone _____

Mailing Address _____

Architect/Designer _____ Phone _____

Mailing Address _____



Any alteration, modification, or omission to the approved application which affects grading and drainage, design, materials or colors must be reviewed and approved by the Committee of Architecture prior to alteration, modification or deletion.

Disclaimer: No member of the Platte View Estates Homeowners Association or its directors or committee members shall be responsible in any way for any defects in any plans and/or specifications submitted in accordance with the rules and regulations of the Committee, nor for any structural defects in any building or structure erected according to such plans and specifications.

Owner's Signature

Platte View Estates Homeowner's Association
Committee of Architecture

INFORMATION

This information must be completed as part of formal application prior to acceptance.

1. Driveway surface material _____
2. Air conditioner/cooler location; show slab and screen wall (or landscaping) on plot plan and on elevation.
3. Solar placement and proposed screening.
4. Window frame color (bronze or wood) _____
5. Exterior siding material (brick, siding), _____
6. Exterior color _____ Brand _____
7. Trim color _____ Brand _____
8. Roof material _____ Color _____
Brand _____

This undersigned agrees that plans and specifications submitted as part of this application will not be amended without approval from the Committee of Architecture. The finished structure will be what is represented by these plans and specifications.

Signed

Print Name