

**Fox View Estates Land and Homeowners' Association**  
**Architectural Review Committee Design Standards**

**The Architectural Review Committee will consider only complete application packets.**

**All of the following items require approval of the ARC prior to any construction.**

**Main Dwelling:**

- The applicant has read and will follow the recorded Covenants and Subdivision Restrictions for Fox View Land and Estates Subdivision, and all construction will comply with the Covenants and Subdivision Restrictions.
- Applicants will submit a complete Architectural Review Committee Application Form and include a plot plan, a complete set of plans and full description of dwelling.
- The dwelling will be constructed to meet or exceed the current International Residential Code for One and-Two Family Dwellings 2003 for Seismic Zone 3, Uniform Fire Code, and state building codes (or other currently applicable codes).
- The intent of lighting restrictions is to reduce the amount of light pollution and to be unobtrusive to neighboring properties. Exterior lighting shall be subdued, understated and indirect. Lighting shall be "down" type and shall not radiate out from the property boundary. In all cases excessive glare to neighboring properties or circulation shall be avoided. Any exterior lighting shall be arranged and shielded so that the light source cannot be seen from adjacent roads or property and so that no direct beam illuminates other private property or public roads and shall not be visible from beyond the property lines. The light source may be shielded by opaque glass or metal. Retrofitting of non-compliant fixtures may be accomplished by methods such as applying an opaque spray to the glass or inserting a metal shield around the bulb inside the fixture.
- ~~The~~ Applicant will be responsible for keeping the construction site clean and litter free and must remove from other lots or common areas any litter or extraneous material resulting from the applicant's construction operations. Such removal shall occur not later than 48 hours after the material is deposited.
- Applicant shall pay the cost of repair for damage caused to roads or common areas.
- Applicant will furnish a \$750.00 cash damage/cleanup deposit to the ARC. In the event than an applicant does not keep the construction site clean or does not remove litter or extraneous material from other lots or common areas within the time limits stated above, the ARC will provide for such litter/debris removal and deduct the cost incurred from the deposit. If the applicant does not repair damage caused to roads or common areas, the ARC will provide for such repair with such costs being deducted from the damage/cleanup deposit. If costs are in excess of the original deposit, an additional deposit will be required, or a lien shall be placed upon the property for such costs. Upon completion of construction and paving, a request to return the unused portion of the bond may be made in writing to the ARC. The ARC shall acknowledge receipt of the request within 10 (ten) days of receiving the request, shall conduct an inspection of the site, and will make a recommendation regarding the request at the next Board of Directors' meeting.

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**It is also recommended that:**

- The dwelling will have at least one window on back and each side elevation.
- Dwelling exterior shall be earth tone and will have brick, stone, woodwork or other material to add to the architectural interest.
- Driveways from the garage(s) to the street will be paved with either asphalt or concrete paving material within six (6) months after exterior construction is completed.
- The owner of each parcel or lot will be responsible for providing for storage of the snow which is plowed from driveways/walkways on his property.