



C O O S A R U N

## Design Guidelines ADDENDUM Clarifications & Reiterations

Issued: March 13, 2023

Effective: Immediately

The ARC wishes to make lot owners aware of the following:

- In an effort to better serve the lot/home owners, a few changes have been made to the ARC. This includes personnel and procedural changes.
- Pre-made plans must be run by the ARC prior to purchasing, and are subject to denial.
- A pre-design meeting with the ARC is required prior to starting/creating plans via an online video conference. The home designer should be present.
- The following design elements will be denied: nested gables, “pork chop” eaves, non-round gutters and downspouts, windows without simulated or authentic glass dividers, excessive quantities of roof lines (i.e. overly complicated roofs), details that are inconsistent with the architectural style of the house. Vinyl windows will only be allowed by manufacturers such as Andersen (400 Series), Sierra Pacific, Pella, or Windsor (Signature and Classic Series).
- To avoid re-work, all ARC review redlines are to be executed in the build-out unless an exception is issued with clear written approval.
- Over-clearing outside of the approved clearing limits will result in a requirement to plant back trees as determined by the ARC.
- Side setbacks are 15’. No construction shall be permitted within the setback except for hardscape work.
- Fencing on the lake side or street side of the house will not be permitted, unless such fence is 1) a small area attached to the side of the house, made from materials matching the house or constructed as a stone wall, or 2) created to make a small courtyard, and 3) only as deemed appropriate by the ARC on a case-by-case basis.

- To begin the design review process you will need a complete design submittal set that includes the following:
  1. Forms A and B completed. Forms A and B are included with this amendment, and may also be found at the ARC portal.
  2. Site plan showing all structure footprints and positioning on lot, driveway(s), setbacks, and clearing limits. Minimum scale to be 1/16" = 1'.
  3. Construction Drawings:
    - a. Floor Plan(s) at 1/4" = 1' scale.
    - b. Exterior Elevations at 1/4" = 1' scale.
    - c. Roof Plan at minimum 1/8" = 1' scale.
    - d. Foundation Plan at 1/4" = 1' scale.
    - e. Lighting Plan(s) to include all exterior lighting.
    - f. Detail drawings (with material data) as needed to specify windows, doors, stone, eaves, gutters, trim, etc.
  4. Landscape/Hardscape plan showing all proposed site improvements. Minimum scale to be 1/16" = 1'.
    - a. Note: if sod/grass is used, overly large expanses should be avoided or it shall be screened with shrubs.
  5. Dock submittal
    - a. Floorplan and Elevation drawings, color selections/sample photos, and Site Plan identifying the location/positioning of dock on the lot.
  6. Payment of Design Review Fee of \$750, which covers the house, dock, and seawall (if any). If the dock and/or seawall is being submitted independently of the house, a separate \$150 Design Review Fee will be required for review of the dock and/or seawall. The Design Review Fee for landscaping shall be \$150.
- The ARC has 30-45 days to complete the ARC review. Incomplete submittal packages are not considered until they are complete.
- Submittals are subject to additional review fees if submitted separately or requiring ongoing ARC reviews and communications.

***\*The ARC exercises the right to adjust directions as needed from one house to the next depending on circumstances and on a case-by-case basis.***

***\*The ARC learns from previous homes of changes that need to be implemented on future home designs for the betterment of the community.***

Thank you,  
The Architectural Review Committee

# F O R M A - Design Review Application (1 of 1)

HOMESITE TYPE: \_\_\_\_\_ LOT NUMBER: \_\_\_\_\_

OWNER: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ARCHITECT / DESIGNER: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LANDSCAPE ARCHITECT: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

BUILDER (if selected): \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Submit boundary survey/site plan, floor and roof plans, primary building elevations, and project data.

Please include a check for the review-process fee or set up payment with the HOA Management Company. This nonrefundable fee should be made out to Coosa Run HOA.

Are any variances requested from the Coosa Run ARC?

NO

YES If yes, attach a description of the variance(s) and the reason for it.

PRINT NAME \_\_\_\_\_

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

## FORM B - Design Review Application (2 of 2)

### GENERAL INFORMATION

Lot Dimensions: \_\_\_\_\_  
 Lot Types: \_\_\_\_\_  
 Lot Square Footage: \_\_\_\_\_  
 Height from finish floor to top of roof: \_\_\_\_\_  
 Finished first floor elevation height: \_\_\_\_\_  
 Height of first floor above grade: \_\_\_\_\_  
 Finished second floor elevation: \_\_\_\_\_  
 Roof plate bearing height: \_\_\_\_\_  
 Finished cupola or tower floor elevation: \_\_\_\_\_  
 Cupola or tower roof plate bearing height: \_\_\_\_\_

### IMPERVIOUS LOT COVERAGE

Air Conditioned Space (First Floor): \_\_\_\_\_ %  
 Air Conditioned Space (Second Floor): \_\_\_\_\_ %  
 Air Conditioned Space (Third Floor): \_\_\_\_\_ %  
 Total Net Sq. Footage \_\_\_\_\_  
 Covered Porches/Entries, etc.: \_\_\_\_\_ sq.ft.  
 Garage: \_\_\_\_\_ sq.ft.  
 Other: \_\_\_\_\_ sq.ft.  
 Total Gross Sq. Footage: \_\_\_\_\_ sq.ft.

### COLOR/FINISH

### MATERIAL DESCRIPTION

Driveway		
Entry Walk		
Foundation Piers		
Foundation Infill		
Watertable		
Siding		
Corner Boards		
Window/Door Trim		
Frieze Board		
Rafter Tails		
Fascia		
Soffit/Eave		
Railings		
Porch Floor		
Porch Ceiling		
Columns		
Screen Frame		
Screen Door		
Doors		
Garage Doors		
Windows		
Wall Louvers		
Shutters		
Roofing		
Gutters		
Chimney		
Misc. Walls		