

Powder Ridge Architectural Control Committee Procedures and Guidelines

Mission Statement:

The purpose of the Powder Ridge Architectural Control Committee is to sustain the development and growth of the community while protecting, preserving and enhancing the lasting beauty and investment value of the property owned by the members individually and collectively. It is the responsibility of the committee to do this fairly and consistently and ensuring development in harmony with the area's natural surroundings.

Introduction:

In order to assist each owner in the environmentally sound and aesthetically compatible design of a residence, a design review process and committee has been established in accordance with the Powder Ridge Covenants. While allowing a great deal of individuality, the Architectural Control Committee (ACC) is empowered to enforce a comprehensive set of architectural standards and design requirements for the protection of all homeowners. These requirements govern building location, use of exterior colors and materials and other key elements pertaining to the residential site development and architecture. The Design Review Committee has the right to disapprove any building or site plans which it feels are inconsistent with the community's quality or esthetic objectives. All home construction must also comply with applicable ordinances and building codes of Newry. There is no requirement to build on a purchased lot within a set period. However, each purchaser will be required to maintain their lot in its natural condition, free of any debris and growth of non-conforming plant species. Because of their restrictive nature, the Declaration of Covenants and Bylaws should be read by each owner before entering into a purchase contract. Failure to adequately maintain a lot or obtain ACC approval prior to site disturbance will result in penalty by the Board which may include, but is not limited to, financial penalty, requirement to make lot whole, removal of structures at lot owners. If lot owner does not comply with restitution requirements, the Board retains the right to implement corrective action at the expense of the owner and place liens on the property.

ACC Membership:

The following people currently comprise the ACC:

Gretchen Anderson 31 Mammoth Drive, Newry, ME 04261
207-824-7513
krisgret@megalink.net

Karl Wadensten
800-633-0032

Vacant

To become a member of the ACC, a participant must express an interest in membership and be approved by the Board. Membership will lapse if a member misses two consecutive meetings without excuse.

ACC meetings are open to all community members, all of whom may participate in discussions. Meeting times will be made available upon request. Committee decisions will be made by consensus among all committee members provided there is a quorum. A committee member who submits a proposal or is directly involved as a neighbor or contractor will reclude him or herself from the decision making process.

Routine duties of members include:

1. To review, discuss and approve homeowners' plans for permanent or temporary revisions to the exterior of their houses or to their property in accordance with the Covenants.
2. To facilitate a respectful discussion between the homeowners and interested parties.
3. To develop guidelines with consistency and fairness for assisting homeowners to modify the exterior of their property.
4. Evaluate and act on requests for improvements or variances to the ACC guidelines keeping in mind their effect on:
 - a. Health and safety of the neighbors and community
 - b. Property values of neighbors and community
 - c. Overall appearance of the community
5. To keep careful records of all meetings, discussions, minutes, and decisions of the ACC.

Architectural Control Guidelines:

Guidelines have been established by the ACC and approved by the Board. These guidelines are based upon the Declaration of Covenants and are intended to provide detail and interpretation of the guidelines set forth in those Covenants. The guidelines are intended to provide fair and uniform information for all Powder Ridge residents regarding:

- Quality of materials, harmony of external design, and relative location of improvements.
- Conformance of improvements with the Covenants.

Association members may appeal the decisions of the ACC to the Board, whose decision will be final. Guidelines will be maintained by the ACC and may be updated from time-to-time given approval by the Board. Notices of these updates will be given to residents.

Application and Approval Process:

1. Items Requiring/Not Requiring Prior Approval.
 - a. Prior approval is required for all additions, improvements, or changes to resident's real property, including tree cutting, and for color changes.

- b. The following items do not require prior approval. However, should any of these actions result in the application of unsuitable materials or workmanship which is judged by the ACC to detract from the community, the ACC has the right to require they be replaced.
 - i. Repaint house the same color
 - ii. Re-roof house with the same roofing material
 - iii. Repair house with the same exterior materials
 - iv. Installation of landscaping
 - v. Installation of portable yard adornments such as birdbaths, benches, tables.

2. Application Process.

All improvements and site clearing require ACC approval prior to construction or modification. Failure to obtain approval prior to site disturbance will result in penalty by the Board which may include, but is not limited to, financial penalty, requirement to make lot whole, removal of structures at lot owners expense.

a. Required Submissions:

One set of the following must be submitted to each member of the ACC. Two sets will be returned upon approval, and one set will be maintained on file for a period of 5 years.

- Architectural review application
- Stipulation and Agreement of Escrow Deposit and Indemnification Agreement, signed and notarized
- Escrow deposit of \$1500
- Exterior Material Request Form
- Site Plan (1/8" = 1 foot or larger) and specifications showing the nature, kind, shape, and locations of the structure(s). Include satellite dish, solar device, storm shutters, outbuildings, fences, pool, etc.
- Site plan showing detail of proposed landscaping, walkways, driveway and any areas where trees greater than 4" to be cut.
- Construction Plans (as filed for building permit) including heated living space sq footage information per floor.
- Samples of materials must be submitted upon request.

b. Suggested submittal

- Comments from adjacent property owners.

c. Review Process

- On-site review will be scheduled with applicant if ACC warrants or if requested by applicant.
- ACC will, in writing, approve or disapprove properly filed plans within 30 days of receipt or plans will be deemed approved. No site work may begin until written approval is received by the applicant.

d. Appeal Process

- Applicant may appeal ACC decision to the Board. Decision of the Board will be final.