

**Bingham Ridge -
Architectural Review
Committee**

**Preliminary Sketch and Final
Approval
(Guideline/Checklist)**

*The following requirements for
approval are per the
CONDOMINIUM BYLAWS.*

The sole responsibility for compliance with all the terms within the Bylaws and Master Deed shall rest with the lot owners. The Bingham Ridge Architectural Review Committee has been established to assist lot owners regarding Bylaw requirements during planning, building, and future modifications. The Committee's goal is to ensure that future homes built will help maintain or enhance the values of existing homes, and comply with existing bylaws and zoning requirements.

Architectural Review Committee Approval Process

1. The Review Process is a two-step process:

Step 1: Lot Owner must submit **5 complete sets of preliminary sketches** showing floor plans, exterior elevations and outline for specification for materials and finishes. These sketches must be approved before going to step 2. (This will avoid a lot of confusion and frustration going forward!)

Step 2: Submission of **5 copies of final plans** to be reviewed for approval by the ARC in accordance with the bylaws.

Note 1: *Approval of the preliminary sketches and detailed plans and specifications or approval of the Final submission of the 5 sets of Complete plans described (per the Bylaws) **may be withheld**, not only because of the **noncompliance** with any of the restrictions and conditions contained herein (including the submission of an incomplete plan), but also because of the **reasonable dissatisfaction** of the Committee as to the **location** of the structure on the lot, **color scheme, finish, design, proportions, shape, height**, type of **appropriateness** of the proposed improvement or alteration, the **material** used therein, the **shape** of proposed roof, or because of its **reasonable dissatisfaction** with any matters or things which, in the **reasonable judgment of the Committee**, would render the proposed improvement **inharmonious** or **out of keeping** with the objectives of the Developer or the **improvements** erected in the immediate vicinity of the lot. The Developer's intention is to ensure that all designs adhere to the **"natural" philosophy of architecture** in such a manner that it contributes to the overall **beauty** and **naturalness** of the Premises and, as related to the topography, so as to be compatible, coherent part of the existing landscape, especially with respect to the enhancement and preservation of the **views** offered by the Project.*

Note 2: Prior to submitting Preliminary Sketches and/or Final Plans, please see that your plans adhere to the Character of Building requirements. (Checklist below).

- 1. Does your plan compare with the homes currently existing within Bingham Ridge, i.e.—is your plan similar in nature, design, quality and finished space?
- 2. Will your home when completed be of equal or greater value than the existing homes within Bingham Ridge?

NOTE 3: Please note that all existing homes have basements and 3 or more bedrooms. Plans submitted that do not, would be viewed by the Committee as inharmonious or out of keeping with the objectives of the Developer or the improvements erected in the immediate vicinity of the lot as stated in the Bylaws.

2. Preliminary Sketch Approval

Page 12 Section 2.1 (a) The lot owner has submitted to the Committee five (5) complete sets of preliminary sketches showing:

- 1. Floor plans
- 2. Exterior elevations
- 3. Outline specification for materials and finishes

3. Character of Building.

3.1 The Developer recognizes that there can be an infinite number of concepts and ideas for the development of Units consistent with its plan for Bingham Ridge. The Developer wishes to encourage the formulation of new or innovative concepts and ideas. Nevertheless, for the protection of all lot owners, and for the preservation of the Developer's concept for the development of the Project, the Developer wishes to make certain that any development of a lot will maintain the natural beauty of the Project, blend man-made structures into the natural environment to the extent reasonably possible, and in general will be consistent with its plan for Bingham Ridge, including the following:

- 3.1 (a)** No building shall be erected on any lot except a single, private dwelling to be occupied by not more than one (1) family, for residential purposes only, with an attached two (2) or more car garage. The area of the lot free of all buildings and structures shall constitute at least seventy-five percent (75%) of the total land area of each Lot.

NOTE 4: *Regarding outbuildings and similar storage structures, see Bylaw amendment.*

- O 3.1 (b)** Each dwelling constructed on a lot shall have a minimum of 1,200 square feet of ***finished living*** area on the first floor above grade. The total above grade square footage of any attached garage constructed on a lot shall not exceed fifty percent (50%) of the above grade square footage of the primary dwelling constructed on that lot. In no event shall the total square footage of the attached garage be great than **1,200 square feet nor less than 576 square feet.**
- O 3.1 (c)** No building shall be constructed having a height that exceeds the following listed heights (in feet) above sea level (*see page 15 (c) for individual lot specifications*).
- O 3.1 (d)** All dwellings shall have side-walls of not less than eight (8) feet in height and a roof pitch of not less than 7-12.
- O 3.1 (e)** All chimney chases, including, but not limited to, fireplaces, furnaces, heaters or stove, shall be made of stone or masonry materials.
- O 3.1 (f)** *Hip roofs are encouraged as an architectural design.*
- O 3.1 (g)** Roofing materials are encouraged to be dark or earth-tone shades or other colors at the discretion of the committee. They shall be slate, cedar or 30-year plus textured shingles, or other materials of similar high quality.
- O 3.1 (h)** Mobile homes, factory built modular structures, double-wide mobile homes and any other factory built structures which have metal frames and/or titles (whether referred to as "modular" or not) shall not be permitted. Campers, basement homes, tents, shacks, garages, barns or other outbuildings shall not be used as a temporary or permanent residence. Earth and berm type dwellings and dome-shaped structures shall not be permitted. Panelized structures are specifically permitted.
- O 3.1 (i)** All exteriors are encouraged to have earth-tone colors, composed of premium quality vinyl siding, natural wood (e.g. redwood, cedar or logs), brick, masonry type sidings or stone. The exterior siding may be of such other materials that may be approved by the Committee. No aluminum will be allowed except for such uses as gutters, trim, soffits and fascia.
- O 3.1 (j)** Windows, all window frames, casings, sills and lentils will

be of wood, vinyl or aluminum clad (painted).

- 3.1 (k) All construction materials shall satisfy all applicable building code requirements.

NOTE 5: THIS LIST IS NOT ALL INCLUSIVE. In addition to the aforementioned criteria, the Bylaws require adherence to construction, landscaping, grade, zoning, view requirements and miscellaneous requirements. It is the Owner and their developer's responsibility to comply with all Bylaw and zoning requirements.