

Timber Ridge Property Owners Association New Construction Project Packet

Building a home in Timber Ridge can be a very rewarding experience. To ensure that your project approval process goes as smooth as possible, this packet has been created as a road map to a successful experience working with the **Design Review Board**.

This packet includes the following:

- DRB Request Procedure *(this is a timeline of the process used in approving a project)*
- New Construction Request Form
- Checklist for New Construction Approval *(used at the New Construction Approval Meeting and **does not have to be submitted** as part of the project request)*
- Sections of the Protective Covenants pertaining to a New Construction Project

DRB comments on specific sections:

- **Article VII, Section 5, Design Submittal**: Plans will not be considered unless ALL of the specifications are met in this section.
- **Article VII, Section 6, Approval of Plans**: The aesthetic appearance of the dwelling (curb appeal) is a very important component of your project. This section allows the DRB to scrutinize this and gives them the authority of not approving a project based on exterior appearance.
- **Article VII, Section 7, Approval of Site and Location**: The lot lines must be identified and the location of the dwelling must be staked on the property prior to scheduling a Site Visit.
- **Article VII, Sections 10 & 11**: In light of these restrictions, ***it's highly recommended*** that you contact the DRB Chairperson to schedule a Project Planning Meeting, prior to submitting a New Construction Request, to eliminate the possibility of certain criteria not being met.

Thank you for choosing to purchase a property in Timber Ridge to locate your new home. If you have any questions in regard to the information in this packet, contact Curt Christensen:

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