



Prospective Builders,

As we standardize our process to build at Apple Springs here is a list of items that need to be provided in order to get sign-off and for building to start:

Building Plan Check List:

- Need 36x24 inch full blue prints of final plan with plat plan included and lot #

- Sample board (photos) or plans to be marked as follows:
 - Roofing material w color
 - Fascia material and soffit w color
 - Exterior siding material and color
 - Exterior rock description
 - Any other plans material for exterior of your project: posts, column, other
 - Deck design and material
 - General contractor: name and contact info
 - Landscaping and driveway mitigation plan with details

Final plans will need to be signed off directly by an approved representative or myself. Once all the plans have been received our goal will be to provide feedback within 5 business days with recommendations in-order to receive final sign off. Thank you for your patience. Please don't hesitate call me if you have questions.

Once plans are signed and a check for hookup fee of \$4,850 has been accepted, and changes to the exterior construction plan must be resubmitted for approval.



Apple Springs Building Guidelines

Spring 2014

The architecture of all residences, Units, garages, or any part thereof, or any other structure is to be modeled after a mountain home golf community with the majority of the homes being log or timber framed structures. Natural stone accents and landscaping consistent with a high-end resort are required. The following architectural guidelines are intended to help create this unique mountain home recreational residential ownership.

Setbacks: Setbacks as per Lawrence County rules and regulations.

Framing: A Log or heavy timber structure is preferred and is mandatory in the Mountain Zone which is defined as east side of the property going north toward the meadow lots. See other covenant guidelines for other zones.

Siding: Wood, vertical board and bat, shingle, clapboard, tongue and groove, shiplap siding, hand peeled log or hand peeled log siding, antique timbers and logs, antique tin, antique siding. All homes and Units must have a variation of at least two types of siding applications. Only wood or concrete that matches or compliments the siding is allowed. A hardie or smart like siding material are acceptable with earth tone colors.

Window Types: Only metal clad or wood windows are allowed. Vinyl windows are not allowed. The look should be consistent with a mountain home. All exterior windows must have a minimum of 3 1/4 natural wood trim.

Porches: Porches and deck posts will be at a minimum being constructed of heavy timbers (8" x 8" or larger) or logs (logs 8" center diameter or larger). Owners may use concrete bases with stone veneer. Each resident shall follow designed guidelines.

Roofing: Wood singles are NOT allowed. Types of roofing allowed are metal channel drain type, metal shingles, metal standing seam (earth tone chart), copper, natural slate, concrete or asphalt shingles. Shingles should be 30 year or better. Steep pitches or elaborate rooflines are required in Mountain Home Area. See section 9.1 or 9.2 of covenants for further details.

Gutters and Downspouts: Gutters, downspouts, flashing or other similar items shall be of similar colors as roofing or siding to either match or compliment the roofing and/or siding.

Garage Doors: Garage doors must be solid, insulated with wood veneer exterior. Stagecoach Trail and Coopers Court are allowed metal with wood tones.

ALL building plans have to be signed off by an appointed person or myself. Covenants will fully enforced to protect and enhance past current and future investments. See the full covenant document for additional clarification. Any questions or suggestions please Kevin Malone, advisor to the Declarant at (605) 484-3730 or myself feel free to call myself, Mike Short at (214) 402-9810. Any exceptions to covenants must be approved in writing prior to construction.



Spring 2014

ALL APPLE SPRINGS COVENANTS WILL BE STRICTLY INFORMED

Check List:

Initials

1. I have read the Apple Springs Covenants. _____
2. I have verified that our build line is within Lawrence County setbacks and regulations. _____
3. The exterior design is modeled for a mountain home _____
4. community, refer to covenants 9.1 through 9.5 _____
5. Our plans include log or heavy timber structure framing. _____
6. The siding includes variation of at least two types of siding applications. _____
7. Are windows plans include metal or wood clad and all exterior windows have a minimum of 1x4 natural wood trim. _____
8. The porch and deck posts will be constructed of heavy timber 8"x 8" or logs. _____
9. Are roofing material meet requirements. _____
10. Gutters and downspouts, flashings or other similar items colors match or compliment the roof and siding. _____
11. Check box if your garage door has wood veneer. _____
12. Builder signs only real estate size, no sub contractor signs are permitted on lots. _____
12. The final blue print plan has all material selections and landscaping clearly listed. _____



Owner's List
Acceptance

Check Received Date

Plans Excepted Date

Owners Signature

Architecture Board Signature
(Optional)



Apple Springs Preferred Partner List:

DESIGN:

BUILDERS:

MOSSCREEK

Rustic American Home Designs



dean@moss creek.net or
www.MossCreek.net
(800)737.2166 or
(865)637-2166 Ext.204

MOUNTAIN WOODWORKS

imalon@rushmore.com or
www.mtnwoodwork.com
(605) 484-3730

Builder Requirements:

- \$2500 contractor refundable deposit at the completion of the project and site clean up provided that no fees apply.
- Contractor or real estate signs ONLY no subcontractor signage allowed (a specific size of sign – TBD)
- Jobsite shall be kept in a clean appropriate manor: no garbage blowing around, no dumpster material on the street.
- Mitigate mud and damage to streets and utility tie-ins.
- Failure to adhere to rules will result in a \$500 fee for each occurrence after 48 hours of notification has been provided. There will be an additional \$500 applied for every 24 hours following until the situation is remedied.

Acceptance Date _____

Builder Signature _____

Owner Signature _____