



## Apple Springs Building Guidelines and Checklist

Last Updated April 4<sup>th</sup>, 2025

With the intent to maintain continuity and base-line standards for our community, the Apple Springs Architectural Review Committee (ARC) and Declarant, has established the following guidelines and procedures for work to be performed in Apple Springs. To receive a building permit from Lawrence County, your plans must first receive approval from Declarant and/or Architectural Review Committee.

### Plan Review Requirements for New Construction:

- Include description of building project street location or landmark
- One pdf file of scale (1/4") and one full set of 2' x 3' 1/4" scale blueprints including site plan, exterior elevations for all four sides, building location, grading contours, north orientation arrow and all pertinent floor plan information marked with finish floor elevations.
  - Wall section showing how the home will fit on the existing grade noted with finished floor heights and the amount (height above existing grade) and location of fill dirt, if any, that is to be brought in. (see attached sample wall section)
  - All exterior materials, finishes, colors MUST BE CALLED OUT. Samples of all visible materials and finishes may be required on request of ARC.
- Any changes to the approved printed plans after submittal and approval by the Architecture Committee will require owners' signature on appropriate pages.

### Builders:

1. All jobsites are required to have a porta john on property site
2. Dumpster or like container (dump trailer) for trash accumulation
3. Building project is required to complete within 18 months from foundation or issue of building permit.
4. All runoff; French-drains, floor drains, runoff must stay on property or be diverted to street or appropriate drainage easement.
5. Erosion control must include silt fences on downhill runoff areas.
6. Landscaping will be completed within twelve months after issued CO.
7. Any material placed on road will required to be cleaned and swept after completion.

\*Non-compliance with above after notification will be assessed \$250.00 fee per occurrence.

Final plans require sign off directly by the Declarant or an assigned Architectural Review Committee member. ALL plans must be submitted, reviewed and approved by the ARC. Once a complete set of plans has been received.

***H2O Clear Solutions LLC:***

A check for residential tap fee, \$6,000 payable to H2O Clear Solutions, should be sent to PO Box 271316, Flower Mound TX, 75027-1316. If hookup fee was paid by previous lot owner, there will be a transfer fee of \$750.00 plus difference based on the current tap fee.

***Water Meters:***

Installed by contractor's plumber at the time of build. If meter is unavailable at the time of construction. If the meter needs to be installed after construction this will be at owners expenses and must be coordinated with H2O Clear Solutions to meet requirements.

Once plans are approved by the ARC and check clears, Lawrence County Planning and Zoning will be notified to approve building permit.

### **Apple Springs Building Guidelines**

The architecture of all residences, garages, or any other structure is to be complementary of a mountain home resort community with the majority of the homes being log or timber framed structures. Natural stone or metal accents and landscaping consistent with a high-end resort are required. Exterior material accents should include rustic features including wood, metal and natural or manufactured stone. Siding should be a mix of vertical and horizontal applications and should have some contrast. All exterior facades, and particularly the front elevation, should have a minimum of three different façade planes to provide depth and texture to the home. The intent is for the exterior to have character and unique definition. The following architectural guidelines are intended to help create this unique mountain home residential community and protect homeowners' property values.

***Setbacks:*** Setbacks as per Lawrence County rules and regulations.

***Front Façade/Elevation:*** The front façade of the home must be divided into a minimum of three façade planes that are off-set by at least 2 feet in depth from the rest of the façade. The intent is to articulate the front façade to provide depth and texture. Front porches with timber columns are one example of articulating the front façade.

***Framing:*** A rustic or heavy timber accent structure is preferred. Roof lines shall be broken to add definition.

***Finished Floor Heights:*** The finished floor heights above the existing grade should be noted. A wall section showing how the home will fit on the existing grade with finished floor heights noted, as well as the locations and amount of any fill dirt that will be brought in. See attached

sample wall section. Maximum height of final structure must not exceed 25' from driveway pavement intersection or 27' feet from basement floor.

**Siding:** Wood, LP Smart Siding, Hardie or similar fiber cement siding are acceptable (vertical board and batten, shingle, clapboard, tongue and groove, or shiplap are all approved applications). Hand peeled log siding, antique timbers and logs, rustic or metal variations are preferred. All homes must have a variation of at least three types of exterior veneer material. At least two different materials on the side and rear elevations, and three on the front elevations. Only wood or concrete that matches or compliments the siding is allowed. A Hardie or comparable fiber cement siding material are acceptable with earth tone colors. Exterior stone work to be natural stone or an approved manufactured stone.

**Window Types:** Metal or vinyl clad or wood windows are preferred. The look should be consistent with a mountain home. All exterior windows must have a minimum of 3 ¼" natural wood trim around the window, or a single header with a minimum of 1"x8" wood material above the window is acceptable.

**Porches:** Porches and deck posts will be a minimum of 8"x 8" or larger heavy timbers or logs. Owners or encouraged to use concrete bases with stone veneer.

**Roofing:** Wood singles are NOT allowed. Types of roofing allowed are metal or composite asphalt shingles. Composite shingles must be 30 year or better.

**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:** Solid, insulated doors with wood cladding are preferred. Metal with wood/earth tones are acceptable.

ALL building plans have to be signed off by the Chairman of the ARC or the Declarant. Covenants will be fully enforced to protect and enhance current and future homeowners' property values. See the full, recorded Declaration of Covenants, Conditions, and Restrictive Easements for additional clarification. If you have any questions or suggestions please feel free to contact the Chairman of the Architectural Review Committee, Marlon McMakin, at 214-789-0695 or mcmakin9@gmail.com. Any exceptions to covenants must be approved in writing prior to construction.

ALL APPLE SPRINGS COVENANTS WILL BE STRICTLY INFORED

**Check List:**

|  | <b>Initials</b> |                          |
|--|-----------------|--------------------------|
| 1. I have read the Apple Springs Declarations of Restrictive Easements and Covenants.  | _____           | <input type="checkbox"/> |
| 2. I have verified that the home meets the minimum Lawrence County front, side and rear yard setbacks.   | _____           | <input type="checkbox"/> |
| 3. The exterior architecture is designed to complement a luxury mountain resort community. Refer to Covenants 9.1 through 9.5 (Exterior material accents should include rustic features: logs, timbers, metal and natural stone)                               | _____           | <input type="checkbox"/> |
| 4. The exterior veneer material includes a variation of at least three different types of materials. Siding should be a mix of horizontal and vertical applications in different planes.   | _____           | <input type="checkbox"/> |
| 5. Are windows metal or wood clad and have a minimum of 1x4 natural wood trim around exterior  | _____           | <input type="checkbox"/> |
| 6. The porch and deck posts will be constructed of heavy timber, 8"x 8" wood, or logs.   | _____           | <input type="checkbox"/> |
| 7. Roofing material meet requirements (metal is preferred)   | _____           | <input type="checkbox"/> |
| 8. Gutters and downspouts, flashings or other similar items colors match or compliment the roof and siding.  | _____           | <input type="checkbox"/> |
| 9. Check box if your garage door has wood veneer.  | _____           | <input type="checkbox"/> |
| 10. The official Apple Springs For Sale Signs are the only signs permitted on the lot. No Realtor/Broker signs allowed<br>A small sign noting the Builder/General Contractor and contact info is allowed. The ARC will provide one For Sale sign for each lot. | _____           | <input type="checkbox"/> |

11. The final construction drawings have all exterior materials, colors, and finishes called out. \_\_\_\_\_
12. Fully dimensioned site plan is included with grading contours and driveway location noted. \_\_\_\_\_
13. Wall Section showing how home will fit on existing grade noted with finished floor heights, and the location and amount (height above existing Grade) of fill dirt, if any, to be brought in. \_\_\_\_\_

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Apple Springs Builder/General Contractor Requirements

**Requirements:**

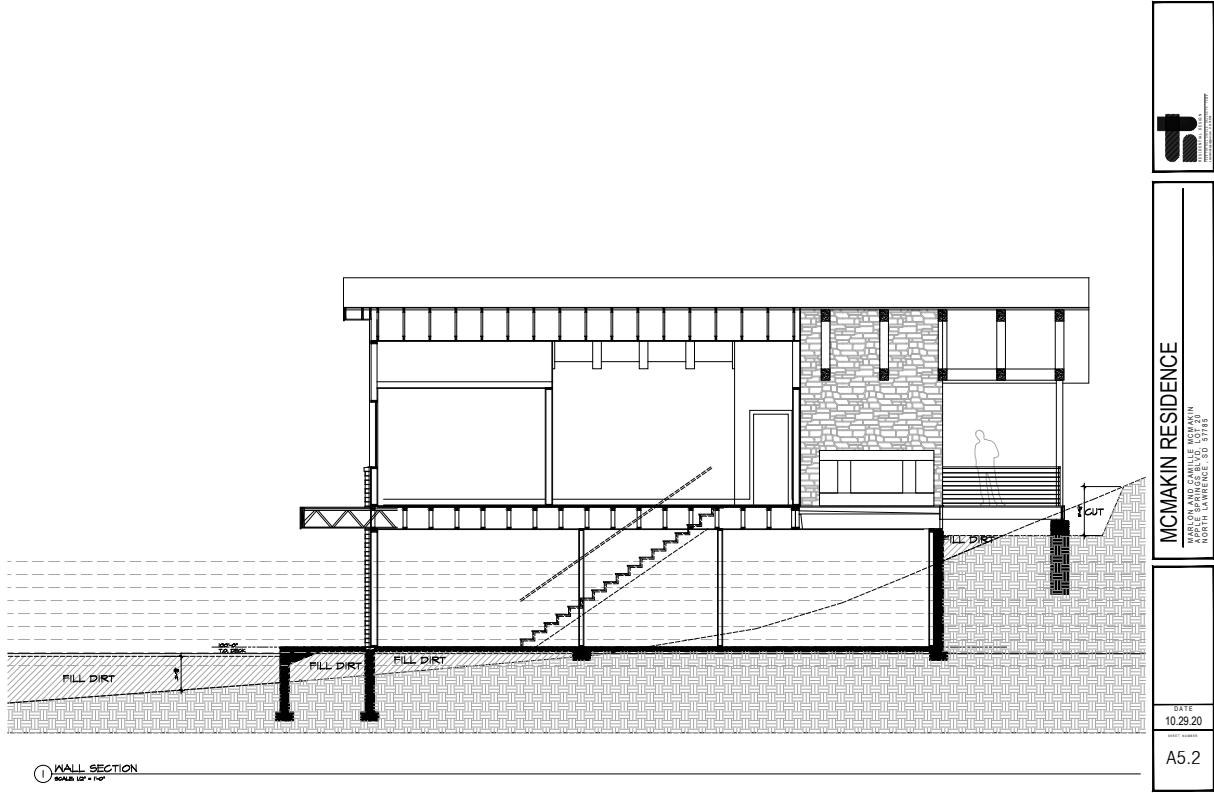
- \$2500 contractor deposit refundable at the completion of the project and site clean-up provided there are no outstanding fines.
- \$5225 Utility hookup fee payable to H2O Clear Solutions.
- General Contractor/Builder sign ONLY, no subcontractor signage allowed. No Realtor/Broker sign allowed. Official Apple Springs for Sale signs only. One sign to be provided to each lot owner. Broker/Realtor can hang their phone number rider from bottom of sign.
- Jobsite shall be kept clean and picked up on a daily basis: no garbage blowing around, no dumpster material on the street.
- Contractor responsible for cleaning mud from streets and repairing any damage caused by their sub-contractors, employees, or vendors.
- Failure to adhere to rules will result in a \$500 fine for each occurrence 48 hours after notification has been provided. There will be an additional \$500 applied for every 24 hours following notification until the situation is remedied.

Acceptance Date \_\_\_\_\_

Builder Signature \_\_\_\_\_

Declarant Signature \_\_\_\_\_

Sample Wall Section with finished floor heights noted along with location and amounts (height above existing grade) of fill dirt, if any, that is to be brought in.



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|---|----------|
|                          |          |
| <b>MCMAKIN RESIDENCE</b><br><small>APPLE BRANDS BLVD. EOT 231<br/>         NORTH LAWRENCE, SD 57755</small> |          |
| DATE  | 10.29.20 |
| SHEET NO.   | A5.2     |