

Timber Ridge Building Guidelines

The Timber Ridge Protective Covenants sections 2 through 4 identify objectives, requirements and restrictions applicable to building and site improvement activities conducted within the Subdivision. It is the duty of the Architecture Control Committee to work with Lot Owners and approve all such activities as outlined in the Bylaws Article XIII. The following guidelines are to be used by the Lot Owners as they are planning their new home, or improvements to their existing home or property:

1. Each lot in Timber Ridge has its own character and topography to consider. Therefore, when possible, a meeting between the Lot Owner, Builder, and member of the Architectural Control Committee should be held on site to discuss house style, garage and driveway location, height of roof, house location, septic location, electrical location, propane tank location, tree removal, etc. Consideration for neighbor impact (present or future) is also part of the approval process.
2. Exterior siding will be assessed for conformance to the objectives identified in Section 2b of the protective covenants. (Natural Materials: brick, stone, stucco, wood logs, and wood or concrete siding). Exterior siding and roofing materials should be of earth tone colors, to blend or complement the natural setting of rocks and trees. These considerations are part of the approval process.
3. The Lot Owner takes full responsibility for all actions of their Builder, Contractors, Suppliers and site condition. The Architectural Control Committee will look to the Lot Owner to address any problems or issues. The construction process is a disturbance to present homeowners. Builders are expected to keep construction sites clean, mowed/weeded or graded throughout the entire building process. Tree trash and construction refuse must be removed as soon as possible.
4. Dumpsters and porta-potty must be on site throughout the entire construction process.
5. Suppliers delivering materials to the job site must be considerate of adjacent property owners. Driving across or storing materials on neighboring property is prohibited unless permission is granted. Concrete trucks must wash out on the Lot that they are delivering to, and clean-up of any spillage on the roadways is also required.
6. Silt fences must be constructed if there is a problem with excess run-off onto the adjoining property or into road ditches. Pollutants such as oil, diesel, etc., are not to be dumped on any lot or anywhere within the Timber Ridge Subdivision.
7. "Improvements" to existing home or property shall mean and include all buildings, roof structures, driveways and parking areas, sidewalks, fences, walls, hedges, landscaping mass plantings, poles, drainage and modifications, grading and site preparation work, concrete or asphalt paving, ponds, pools, satellite dishes and other reception devices, antennas, towers, solar panels and other alternative energy systems, illumination, changes in exterior color and shape, utility connections and water supply, sewage or septic system installations.