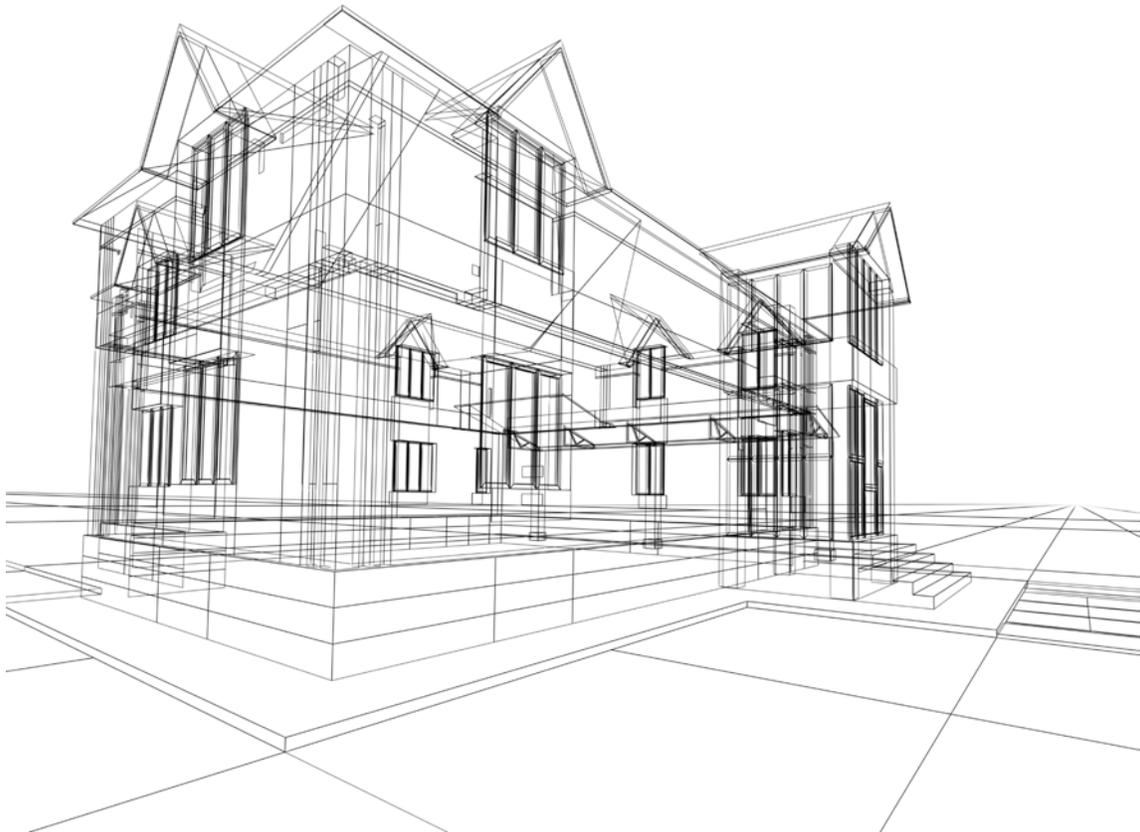


New Home Construction Standards



NEW HOME CONSTRUCTION STANDARDS

The Ravines is a wooded, western Michigan golfing community. The following standards encourage residence design to enhance this environment.

SPECIFICATIONS (Article VII, Section 2(b))

General:

Building Permit - A building permit must be secured from CLEAR before beginning any construction or clearing of the lot.

- Building Permit. Is obtained by request to CLEAR. **A fee of \$1000 is to be paid upon returning completed application to CLEAR.**
 - **If the lot is part of the Sewer Association a connection fee of \$2000 must also be paid to the Sewer Association.** Both fees can be paid in one check to the association.
- Contractor – A general contractor with a Michigan builder’s license is required for homes being built for re-sale.
 - Members who are building the home for their own occupancy may serve as the general contractor; a Michigan builder’s license is not required.
- Construction Standards – Must meet BOCA building code, state and local ordinances and regulation.

Construction Standards:

- Building Size and Type:
 - One story above street level – 1,800 sq ft minimum excluding porches, screened porches, 3 season rooms and garage and 2,700 square feet of finished space.
 - One and one half story above street level – 2,200 sq. ft. minimum, excluding porches, screened porches, 3 season rooms and garage, and 2,700 sq. ft. of finished space.
 - Two stories above street level – 2,400 sq. ft. Minimum, excluding porches, screened porches, 3 season rooms and garage, and 2700 sq. ft. of finished space
 - Bi-level, tri-level, mobile homes, homes on slabs, berm homes, or homes constructed off-site and delivered to the site will not be approved.
- Building Height:
 - 35 feet or less above street level
 - Lots 1 through 14, 34 through 43, 51 through 57 and 65 through 69 inclusive have minimum basement elevations set by the design engineer in the master deed.
 - Basements on these units are not to be constructed lower than the elevation approved by the engineer and the Allegan County Drain Commissioner.

- Interior Ceiling Height:
 - Main floor ceiling height: Minimum 9 feet, excluding vaulted ceilings
 - Lower level ceiling height: Minimum 8 feet, subject to requirements to meet grade level requirements
- Building Elevation:
 - Driveway slope must have at least 2% grade; no more than 6% above street level.
 - After the garage-floor level has been set (prior to pouring the floor), a licensed surveyor must survey the height above the street, to be provided to CLEAR for elevation verification.
- Garage:
 - Must be a minimum of 602 square feet. Three-car garages are encouraged.
 - Side loading is encouraged but not required.
 - Must be attached and enclosed; an exterior entrance door is encouraged
 - Interior must be covered and painted
 - Doors must be insulated, of premium construction and architecturally pleasing; simple wood or steel doors are not allowed.
- Roof:
 - Minimum pitch: 7/12 except dormers and shed roof portions
 - Premium quality, 30-year dimensional shingles
- Exterior Construction and Colors:
 - Vinyl siding (if used) must be premium quality and no one side of the residence may be entirely lap vinyl material
 - Residences constructed of vinyl must have stone or brick (full or thin depth) on a minimum of 3 sides to enhance the architectural detail.
 - Architectural detail, including windows, trim, changes in the roof, and construction, is needed on all 4 sides of the home, as verified by CLEAR.
 - Colors must be consistent and harmonious with our wooded, western Michigan golfing community, and must be approved by CLEAR during the application process.
- Chimney:
 - Chimneys may be covered in the same material as the home, however, covering in natural or veneer stone or brick is encouraged
- Exterior Living Space:
 - 300 feet is required, including combined patios, decks, and screened porches
 - Treated-wood deck boards and handrails are *not* allowed.
 - Exterior living space must not be visible from the street.
- Foundation:
 - We encourage all portions of the foundation that is above grade to be covered with stone, brick, or similar material that complements the design and construction of the residence.
 - If the residence is a walkout, a step foundation is required.
- Driveways and Walkways:
 - Driveways must be a minimum 12 feet wide and must accommodate at least 2 cars (no overnight on-street parking is allowed).
 - Driveways must be constructed of cement or asphalt, and completed before the home is occupied.
 - Walkways must be made of a solid surface; landscape gravel and other loose material are not allowed.

- Landscaping:
 - Plans must be approved by CLEAR within 3-months of the building permit being issued. Failure to do so will result in a order stop-work order
 - Plans must include all 4 sides of the home, as well as materials planned to cover the foundation.
 - Lawns must be planted with sod or seed within one year from the start of construction, unless otherwise specified in the site plan approval.
 - Plans must include a professionally installed automatic irrigation system.
 - Exterior lighting is encouraged; plans must be submitted with the landscape plans.
 - Natural grasses along the roadway are not allowed.

FINISHED SPACE refers to the space between the minimum size of the residence and the required minimum square footage. All walls in this space must be covered with wallboard and primed for final painting. If any room in the finished space requires plumbing, i.e. bathrooms, kitchens, and or bar sinks, the plumbing must be roughed in.

BUILDING PERMIT

APPLICATION PROCESS

The building permit process is intended to help the Member, by eliminating the need to re-do any construction. The Committee for Landscaping, Environmental and Architectural Review (CLEAR) will do everything possible to sign off on all approvals as expeditiously as possible when so notified by the owner.

The primary purpose of the Building Permit is to eliminate questions from Members to the Association Board. The permit process assures everyone that the Member building the new home is adhering to all requirements of the Association.

The building permit provides for various “approvals,” which must be adhered to during the building process. An example of approvals is the elevation of the foundation and the landscaping plan. Various other approvals may be required based on the residence being constructed. Strict adherence to these approvals will be required throughout the building process.

Please note: This permit is *in addition to* the permits and inspections required by governmental agencies.

REQUIRED DOCUMENTS FOR A BUILDING PERMIT:

- Payment of \$1000 must accompany the application
- An accurate depiction of the house, outbuildings if appropriate, and all decks within the building envelope of the property.
- The centerline elevations across the frontage of the lot and the proposed elevation of the top of the foundation.
- Elevation of the entrance of the garage to the road. Drawing is to indicate the percent of grade the garage floor is above the road.
- For walkout residences, the site plan must depict the top of the step foundation elevation in reference to the centerline of the road at the site.
- A soil boring indicating depth to the seasonal high water elevation may be needed if there is concern about building within the required driveway slope.
- An exterior elevation drawing of all four views of the residence
- Exterior materials to be used in construction
- The square size, footage and height of the residence
- The landscaping plan
- Sample and color of exterior building materials, including masonry, siding, trim, stain, garage doors and roofing materials. When possible, actual samples should be brought to the meeting. Pictures may be accepted when a sample is not possible.

After assembling all documents and materials required to secure a building permit, the Member or its representative must deliver said documents and materials to a designated member of CLEAR. Before submitting your application, you or your representative are welcome to contact the committee by e-mail: CLEAR@theravines.net and ask to speak with a member of CLEAR. A committee member will then contact you or your agent.

Members must provide CLEAR with a full set of construction plans showing the floor plan, foundation, elevation, and materials list. A color rendering of the house is helpful, but not required. Interior blueprints must also be submitted.

(The Committee will retain all documents for Landscaping, Environmental and Architectural Review for future reference.)

MEETINGS WITH CLEAR

After receiving permit fee, all required documents and materials, CLEAR will schedule an initial meeting with the Member and its representatives.

The Member may invite any additional persons to this meeting they feel will enhance or add to the discussion that will take place. However, the meeting should be limited to the small number of individuals who are responsible for the final appearance of the residence. The goal is for everyone to have a working knowledge of the exterior appearance of the residence to assure that it will be in keeping with the other residences at the Ravines.

Following approval by CLEAR a permit will be provided to begin construction. Under no circumstance is construction to begin prior to the permit being posted on the building site.

A second meeting with CLEAR will take place when the house is enclosed and the roof is complete. The purpose of this meeting is to assure construction is in accordance with approved plans.

If more than two meetings are required by CLEAR an additional fee of \$150 per meeting may be assessed by CLEAR.

CHANGES TO APPROVED PLANS

Any change to the plans approved by CLEAR must be requested in writing and approved by CLEAR prior to being completed. Failure to do so may result in additional fees and penalties being assessed.

CONSTRUCTION DEADLINE

Once approval has been obtained from CLEAR, the owner/builder must provide a “start date” for construction. All exterior construction and the area around the site must be finished and clear of construction materials within six (6) months of the start date. All construction and exterior

landscaping must be completed within twelve (12) months of the start date. *Article VII, Section 2(h)*

DISPLAY OF PERMIT

The building permit is to be displayed on a post in the yard of the residence no more than five (5) feet from the roadway and between 48” and 60” from the ground. This permit is to remain in place until the residence is completed, including all landscaping. Because this permit will remain in place for up to 12 months, be sure to place the post in a protected area and in a position so as to not interfere with the construction of the home. It is permissible, and suggested, that other required permits be placed on this same post.

Once the building permit has been issued, all changes to the outside of the residence and landscaping must be re-submitted to CLEAR for approval.

CONSTRUCTION PERIOD AND ORDERLINESS:

During construction it is the responsibility of the owner, through its builder, to keep the construction site clean and presentable. This includes keeping the street clean and free of construction materials and equipment. Dumpsters are to be kept on the construction lot and not in the street or on adjacent lots.

Any damage to adjacent properties or easements during the course of construction must be immediately repaired. The Member is responsible for all damages and repairs.

Any work that is not completed within the 12-month time frame must return to CLEAR for approval. This will require the completion of a new application for a building permit.

Any burning of construction materials, trees, and tree stumps is *prohibited*.

Builders may place *one* trade sign measuring no greater than 4 feet by 6 feet in size, and no more than 60 inches above grade, on the lot. This sign must be removed within 10 days of construction completion or the Member moving into the home.