

**HOMESTEAD OWNERS ASSOCIATION
DESIGN REVIEW COMMITTEE**

APPLICATION FOR NEW CONSTRUCTION /ADDITIONS

Revised 02/05

This Homestead Application for New Construction/Additions Form will help you present a complete application for any new construction or additions you plan to make in Homestead. Covenants require DRC approval for any new construction, additions, exterior changes, including fencing, painting, remodeling, and major landscape changes. An application fee of \$300.00 plus \$0.15 per square foot of interior space (including garage) must be submitted with the completed application. A minimum performance bond of \$7500.00 must be submitted by check, together with a signed W-9. The purpose of the performance bond is to ensure that homeowners, builders, and developers complete approved construction plans in a correct and timely manner.

This application for new construction/additions, the fee, sketches or color chips, and any photos must be submitted 15 days prior to the DRC Board meeting traditionally held the 2nd Friday of every month at 8am.

Date _____
Lot _____ Block _____ Filing _____
Street Address of Property _____

Owner _____
Phone Number _____ Fax _____
Mailing Address _____
Contact _____
Phone _____ Fax _____
Mailing Address _____
Builder _____
Phone _____ Fax _____
Architect _____
Phone _____ Fax _____
Application Fee Amount _____
Application Fee Received Yes No
(\$0.15/Square Foot including garage) Performance Bond Posted: \$7500 or _____
Site:
Building Type _____
Lot Size _____ Square Feet
Total Building Area _____ Square Feet
Residential Floor Area _____ Square Feet
Floor-To-Lot Area Ratio _____
Height _____
Roof Slope _____
Driveway Type _____

	Materials	Color
Exterior	_____	_____
Trim	_____	_____
Accent	_____	_____
Roof	_____	_____
Garage Doors	_____	_____

Construction Provisions:

Trailers _____
Sanitary Facilities _____
Material Storage _____
Fire Extinguishers _____
Adjacent Lot Protection _____
Offstreet Parking _____
Trash Removal _____
Road Access _____

Estimated Dates:

Start Date: _____
Completion Date*: _____
Landscaping Done* _____
Driveway Paved* _____
Date of Occupancy _____

*Must be within 18 months of start date, or by June 15th, if 18 months falls during the winter.

As a prospective builder/owner at Homestead, I have read, understand and agree to abide by the Architectural Guidelines and Standards of Homestead (version 4/2004). I understand and agree to the provisions of the performance bond.

Signed

Date

DRC Check List

New Construction: (minimum of 2 meetings required)

Preliminary (15 days prior to Board Meeting):

- ___ \$300 Fee to be applied toward final DRC fees.
- ___ Completed, signed application
- ___ General site plan including grading and landscaping ideas (2 copies)
- ___ Rough elevations and material suggestions (2 copies)
- ___ A licensed topographical survey
- ___ Floor plan ideas (optional) (the more provided the better)

Final (15 days prior to Board Meeting):

- ___ Review Completed, signed application for completeness and changes. Fill out new one if necessary.
- ___ \$7500 Performance Bond and Deposit Form
- ___ Signed Original W-9
- ___ Balance of DRC Fees: \$0.15 per gross sq. ft. less \$300 paid at preliminary.
- ___ 2 copies of complete Building Plans
 - ___ Site Plan 1" to 10' or 20' scale
 - ___ Floor Plans 1/4" to 1' scale
 - ___ Elevations 1/4" to 1' scale
 - ___ Construction Management Plan 1" to 10' or 20' scale
- ___ Color Board
- ___ Licensed Topographical Survey
- ___ Time Schedule

**THE HOMESTEAD OWNERS ASSOCIATION
COMMUNITY STANDARDS,
DESIGN STANDARDS, &
CONSTRUCTION REGULATIONS**

PERFORMANCE BOND DEPOSIT FORM

The Performance Bond is required once final approval is granted by the DRC. This Bond is a Landscape and Construction compliance fee.

The purpose of the performance bond is to ensure that homeowners, builders and developers complete approved construction plans in a correct and timely manner. This amount ensures completion of landscape, driveway, exterior building, or any other aspect of improvement to the lot. The bond shall be a minimum of **\$7500**. Bond fees for additions and changes to an existing structure will be set at the final approval DRC meeting. Bonds are to be submitted by check, together with a signed W-9. Letters of credit will no longer be accepted.

Deposits will be held in an escrow account specifically opened to hold performance bonds. Each property owner's bond will be held in a separate interest bearing savings account and any interest accrued during the life of the account will be due to the owner upon refund of the performance bond.

I (we) have read and thoroughly understand both the Homestead Owners Association Design Guidelines, PUD guidelines, and Covenants and hereby agree to abide by all provisions of each document. I (We) understand that any violations of these documents may result in forfeiture of these deposits, and may be subject to fines above and beyond the performance bond. Additionally I (We) understand that, for as long as violations are unresolved, the DRC may refuse to perform inspections.

Owner/Developer

Contractor/Builder

Date

Date

Fees, Deposits and regulations are subject to change. Please contact the DRC administrator for current information. Performance Bond Fee checks should be made out to Homestead Owners Association. W9's need to be originals.