

Oak Ridge Property Owner's Association, Inc.

11920 Oak Ridge Dr., Kingston, OK 73439

Office: (580) 564.3751

ORPOA@laketexomaoakridge.com

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***Architectural Control Committee Construction Approval Form***

Name of Property Owner(s): \_\_\_\_\_ Lot#: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Street: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Home#: \_\_\_\_\_ Work#: \_\_\_\_\_ Other#: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Contractor Cell #: \_\_\_\_\_

Contractor Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Construction Commencement Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

**I UNDERSTAND THE FOLLOWING *SEE GUIDELINES AS WELL*:**

1. The structure must be approved by the Architectural Control Committee and must be, in their opinion within the harmonious architectural schemes of the Development. It must advance to the highest and best developmental use of the property.
2. This approval form is valid from six (6) months from date of acceptance.
3. Any improvement (other than fences) commenced upon a lot shall be completed, as to exterior finish and appearance, within twelve (12) months from the commencement date.
4. No fence shall be constructed which creates a safety hazard and must be completed within three (3) months of commencement date.
5. A \$1,000.00 deposit must be made with the ORPOA to ensure that the Covenants and Restrictions are followed when construction occurs. All damages to common properties and fines levied against you (if applicable) will be deducted out of deposit. If damages including but not limited to; roads, other properties, utilities, facilities, etc. exceed the \$1,000.00 deposit, the property owner is liable for the total cost of the repair. This deposit may or may not cover all the damages assessed during member construction. Upon construction completion, if Covenants and Restrictions and construction requirements are complied with and no damages or fines occurred, the member may apply for a building deposit refund.
6. All required documents must be submitted for approval.
7. Drawings, site plans, floor plans, exterior elevation, etc. must be to scale.
8. The house must be connected to the central sewer and water prior to occupancy.
9. Should any sewer or water lines need to be moved by the ORPOA, it will be at the owner's and/or builder's expense.
10. The Architectural committee can only approve improvements that are in compliance with existing restrictive covenants for member accounts in good standing. *An approval on improvements not meeting the requirements of the restrictive covenants will not act as a waiver of the restrictive covenants.*
11. I have read and will abide by the ORPOA Covenants and Restrictions. I also affirm by my signature that my plans comply with these Covenants and Restrictions.

- ' 12. It is my responsibility to see that all construction and improvements are within the applicable easements building lines and on the proper lot(s)
13. I am liable for any damage to the subdivision roads, utilities, facilities, etc. which occur as a result of my or anyone in my employment to improve my lot(s).
14. All improvements MUST be approved BEFORE construction begins.
15. Failure to submit the proper paperwork and receive approval by the committee may result in a \$100 fine against the member or removal of structural or improvement.

## SPECIFICATIONS FOR NEW CONSTRUCTION

Home Square Feet: Square feet of covered floor area, exclusive of all porches, garages, or breezeways attached to the main dwelling (see Covenants and Restrictions): \_\_\_\_\_ square feet.

Foundation: Slab \_\_\_\_\_ Pier& Beam: \_\_\_\_\_ Other: \_\_\_\_\_

Type of Roof \_\_\_\_\_

Walls: Modular: \_\_\_\_\_ Stud Walls: \_\_\_\_\_ Other: \_\_\_\_\_

Window Construction: \_\_\_\_\_ Door Constructions: \_\_\_\_\_

Exterior: Brick/Rock Type & Color: \_\_\_\_\_

Under Skirting Type: \_\_\_\_\_

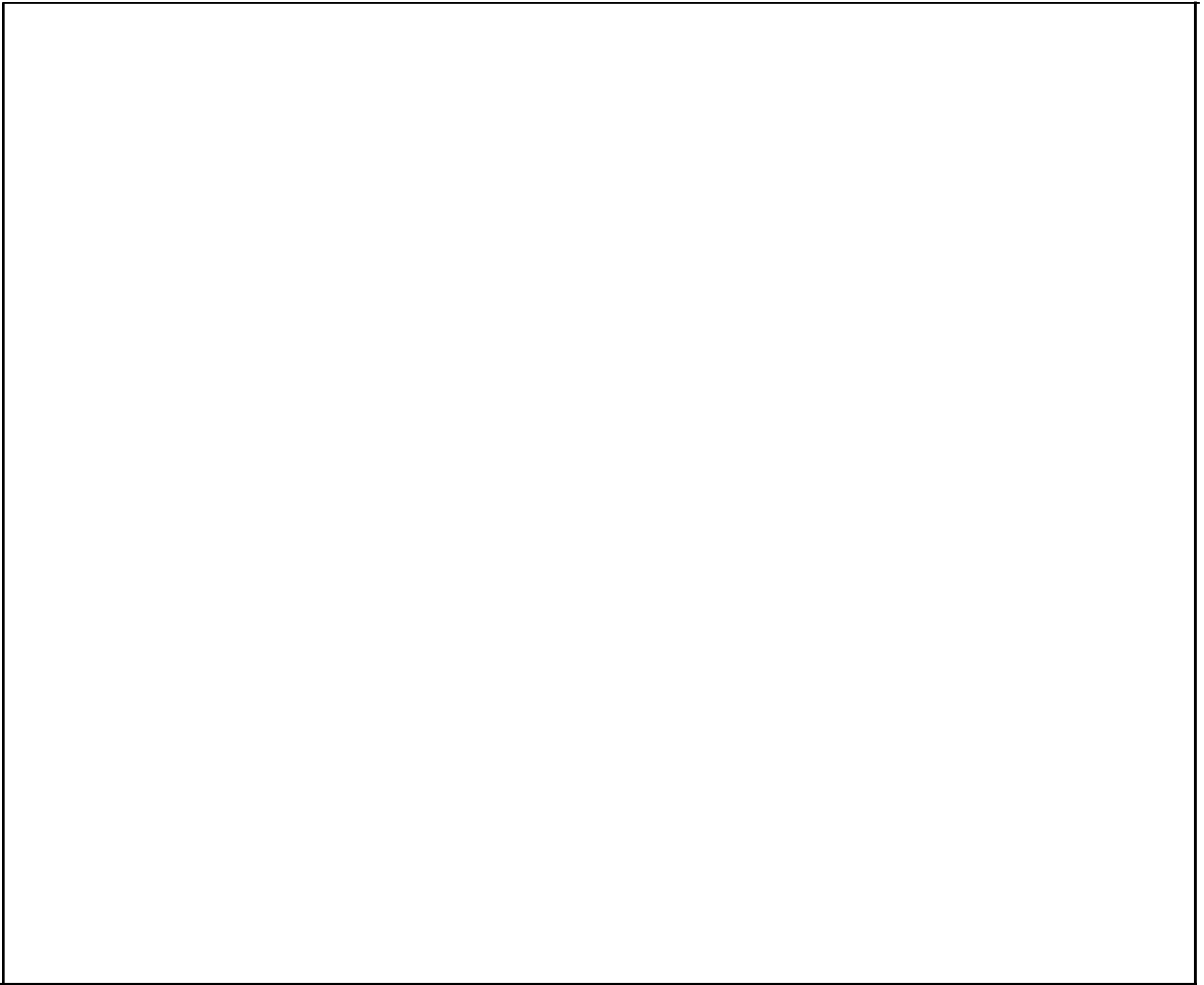
Siding Type & Color: \_\_\_\_\_

Driveway Material: \_\_\_\_\_

(NOTE: only paving bricks, asphalt, or concrete is approved).

Sketch of exterior elevation (how the structure appears as to roofline, foundation, windows & doors)

., Sketch of site plan (location of structure on lot indicating number of feet from all sides of property lines):



\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

Architectural Control Committee:

Approved: \_\_\_\_\_ Disapproved: \_\_\_\_\_ Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_

Signatures: \_\_\_\_\_

## **ORPOA ARCHITECTURAL CONTROL COMMITTEE GUIDELINES**

### **1. LOT IMPROVEMENT OR STRUCTURES**

No improvement or structure of any nature shall be erected, placed or altered on any lot until the construction plans, specifications and a plot plan (showing the location of such improvements on the lot) have been submitted to and approved by the Architectural Control Committee. Any improvement (other than fences) commenced upon a lot shall be completed, as to exterior finish and appearance, within 8 months from the commencement date. ***NOTE: Failure to submit the proper paperwork and receive approval by the Architectural Control Committee may result in a \$100 fine against the ORPOA member.***

### **2. UTILITY AND DRAINAGE EASEMENTS**

There is a ten (10') foot wide utility and drainage easement along the front and rear lot lines and a five (5') foot utility and drainage easement along the side lot lines of each lot within the Subdivision with a frontage of 60' feet or more and a 3' foot easement along the side lot lines of lots of less than 60' feet. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with installation and maintenance of utilities or which may change, obstruct or retard the flow of water through drainage channels in such easements. The easement area of each lot shall be maintained by the owner of the lot, except for those improvements for which a public authority or utility company assumes responsibility.

### **3. BUILD LINES**

No improvement (other than fences) shall be constructed on any lot within twenty (20') feet of the front lot lines, within ten (10') feet from the rear lot lines, within ten (10') feet of side lot lines adjacent to roads, within five (5') feet along the side lot lines of interior lots. No improvement shall be constructed within twenty (20') feet of any power lines except that fences may be constructed within ten (10') feet of such power lines. All utility lines must be clearly marked by the utility company's prior to construction of fences.

### **4. RESIDENTIAL FOOTAGE**

Each residential dwelling constructed on any lot with the Subdivision shall contain a minimum of one thousand six hundred (1600) square feet of covered floor area, exclusive of all porches, garages or breezeways attached to the main dwelling. No residential dwelling or structure on any lot shall exceed (2) stories in height. All homes must have at least a one (1) car enclosed garage & if built on pier and beam foundation, be under skirted with materials architecturally compatible with the exterior walls of the dwelling.

5. GARAGE AND STORAGE BUILDINGS

No storage building, garage or other improvement may be constructed on any lot until after construction of a residential dwelling has commenced and approval of such improvement received from the Architectural Control Committee. No prefabricated or metal storage building shall exceed three hundred twenty (320) square feet in area. All homes must have at least a (1) car enclosed garage.

6. DRIVEWAYS

Driveways shall be required on improved lots and shall be constructed of a permanent wearing surface. Culverts, if required by the board of directors, for driveways on lots shall be mandatory and shall be at least twelve (12') feet in length and twelve (12") inches in diameter with a concrete or brick headwall on both ends of the culvert. Greater dimensions may be required by the Committee to meet specific drainage requirements. The headwall shall extend six (6") inches above the culvert, eighteen (18") inches diagonally on either side of the culvert and have a thickness of at least eight (8") inches.

7. FENCES

No fence shall be constructed which creates a safety hazard. The height, color, location, material to be used and type of fencing must be approved in writing by the Architectural Control Committee prior to commencing construction and must be completed within three (3) months from commencement date.

By my signature/s I affirm I have read this document.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Date

**Oak Ridge Property Owner's Association  
Architectural Control Committee  
Building Deposit Form**

Upon filling out the Approval Form For Site Built Home, Out Buildings and Fences, there is a requirement of a **\$1,000.00** deposit either to be made by you the owner or the contractor you have hired to build for you (Deposit required for home building only unless specified by committee). The deposit is put up front so if there is any damage to the subdivision roads, utilities, facilities, etc., you the owner or contractor are responsible for the cost of damage, if any such damage should occur. If damages including but not limited to; roads, other properties, utilities, facilities, etc. exceed the \$1,000.00 deposit, the property owner is liable for the total cost of the repair. After the site is completely finished and all the equipment, trucks, builders, contractors etc., are off the property and the place of building is completely clean and there is no damage done to any of the above mentioned, or any of the property, you the owner or contractor will receive a check from ORPOA for reimbursement of the deposit that you made.

During the building process, if any damage occurs, the cost of the damage will be deducted from the deposit. After building is completed, if the materials and trash are left and the area is not completely cleaned, the amount will be deducted from the deposit for all cleaning costs.

Upon making this deposit, the check will be put through the bank to ensure proper payment back to you and to the ORPOA if any damage is done. Once the property has been inspected and no damage has occurred and the building site is completely cleaned, you will be reimbursed the full amount of the deposit.

During inspection of the property, if there is damage done, or the area is not cleaned, the fee for repairing the damage and/or cleaning the area by the ORPOA will be deducted from the deposit and you will be reimbursed the remaining balance, if any.

Name of Contractor (Print): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Owner's Name (Print): \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number:    \_\_\_\_\_                      Oak Ridge Lot# \_\_\_\_\_

Deposit Amount \$ \_\_\_\_\_      Date: \_\_\_\_\_      Cash: \_\_\_\_\_      Check# \_\_\_\_\_

Who made Deposit (Print): \_\_\_\_\_

Signature: \_\_\_\_\_

# OKLAHOMA ONE-CALL SYSTEM, INC.

**Before You Dig,**

**Call Okie: 1-800-522-Okie**

**or Dial 811**

**Website:** <http://www.callokie.com/>

## **Oklahoma One-Call System, Inc.**

Oklahoma One-Call System, Inc. is non-profit, incorporated in the State of Oklahoma in 1979. Call-Okie is a valuable tool used in preventing damages to public services. It is a communication link between the excavators and operators of underground facilities. Call-Okie is a safety and damage prevention program designed to promote public awareness and to eliminate potential hazards posed to excavators, general public, vital underground facilities and the environment, whenever excavation is done.

### **Safety Statement:**

Call-Okie is a safety and damage prevention program designed to promote public awareness, provide a communication link between excavators and operators of underground facilities, and to eliminate potential hazards posed to excavators, the general public, vital underground facilities and the environment whenever excavation is done.

### **Mission Statement:**

To provide quality underground damage prevention and communication services for excavators, operators and owners in the Great State of Oklahoma.

Oklahoma One Call System, Inc.  
**2831 NW 59<sup>th</sup> St.**  
**Oklahoma City, Oklahoma 73112**  
**(405)840-9955**

- NOTE:** For marking of Water and Sewer Lines, call the Oak Ridge P.O.A. Office during business hours to make an appointment. (Monday thru Friday, 8am - 4:30pm, 580-564-3751).

***This is your RESPONSIBILITY!!!!***

# Oak Ridge Property Owner's Association, Inc.

11920 Oak Ridge Dr. Kingston, Ok 73439

Office (580) 564-3751 Fax (580) 564-9672

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To Oak Ridge Property Owner's Association Architectural Control Committee:

I understand and accept the terms set forth by the committee, allowing me to build a fence on my property line. Water, Sewer, and all utility lines are to be marked before construction begins. Any damage now or if repairs are necessary in the future. (Water, Sewer, etc.). I will be responsible for removal and replacement offence as necessary.

Signature \_\_\_\_\_

Date \_\_\_\_\_