

**SILVER GLEN HOMEOWNERS' ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

REQUIRED PRE-CONSTRUCTION SUBMISSIONS
Effective as of May 8, 2006

Pursuant to the Declaration of Covenants, Conditions and Restrictions binding upon all home and lot owners in Silver Glen Estates Subdivision, the following information must be submitted to **and approved by** the Silver Glen Homeowners' Association Architectural Review Committee prior to the commencement of any construction of any kind on any lot in Silver Glen Estates:

1. A check made payable to the Silver Glen Homeowners' Association in the amount of \$250.00;
2. Three copies of blueprints bearing the stamp of an architect licensed to practice in the State of Illinois, bearing a certification that the plans comply with the **"75 Percent"** rule as described below;
3. Three copies of the proposed site plan showing the proposed location of the structure, the driveway, site drainage, and topographical information;
4. Samples of all exterior building materials including but not limited to brick, stone, dryvit, or stucco, window clad, cedar siding materials, and shutter material and color, if any; and
5. Landscaping plan and cost estimates from a landscape company, as well as a statement of total land and construction costs for the project.

The **Architectural Review Committee shall then have 21 days to review** the submissions for compliance with the requirements of the Declarations, Covenants and Restrictions, including but not limited to the following:

1. That the proposed plans contain a structure of a minimum of **3000** square feet for a one-story structure and **4000** square feet for a two-story structure, both of which are exclusive of the basement;
2. That the attached garage contains a minimum of **750 square feet of interior space with a minimum depth of 22 feet** and does not have any doors which directly face the front yard of the house;
3. That the exterior materials comply with the **"75 Percent"** rule which requires that in the event that brick or stone is used as the primary building material, at least **75%** of the exterior elevation, exclusive of doors, windows, soffit and fascia, is covered by the brick or stone (or combination thereof) (each of which must be a minimum of 3 inches thick), and in the event that dryvit or stucco is used as the primary building material, 100% of the exterior elevation, exclusive of doors, windows, soffit and fascia, is covered by the dryvit or stucco (some accenting with stone may be permitted on a case by case basis). Please note that cedar siding may be used as the primary building material only if pursuant to an architecturally recognized style, such as Victorian or Salt Box Colonial, and if so used must cover 100% of the exterior elevation, exclusive of doors, windows, soffit and fascia.
4. That the exterior building materials selected do not create a monotony of color or material in the vicinity of the construction project;
5. That the design of the house does not create a monotony of design in the immediate vicinity of the construction project;
6. That no imitation stone, imitation brick, exposed concrete, or exposed cinder block is to be used on the project;
7. Replacement of any previously approved non-masonry exterior (ie EIFS, cedar, etc.) with a masonry exterior must be approved in advance by the Architectural Review Committee. Furthermore, the replacement stone/brick used must be of a non-imitation material and must comply with the 75% rule noted above in item #3 for new construction; and
8. The proposed landscaping must be consistent with the standards of the community. Failure to complete landscaping per approved plan within 6 months of occupancy will result in a fine of \$500 per week. Said fine does not replace any other remedies available to the Association. The Board, at its discretion, may grant one 2 month extension. Homeowner must apply and receive said extension in writing.

YOU MAY NOT BEGIN CONSTRUCTION ACTIVITIES OF ANY KIND WITHOUT THE PRIOR APPROVAL OF THE ARCHITECTURAL REVIEW COMMITTEE. ANY VIOLATIONS WILL RESULT IN IMMEDIATE LEGAL ACTION AND YOU WILL BE RESPONSIBLE FOR ALL COSTS INCURRED BY THE SILVER GLEN HOMEOWNERS' ASSOCIATION.