

Royal Oak Maintenance Association

Requirements for Architectural Approval

Article IV Section 4.1 of the Declaration states what must be approved by the ACC and Section 4.3 lists what must be submitted with the request for approval. Articles V and VI provide greater detail on specific restrictions. All applications for approval must conform to the Declaration and Policy Resolution #4, which relieves the homeowner of some of the submissions.

Here are some things to consider in the planning stages:

- Site Plan should be a copy or drawing of the lot and leaseback from the plat (or survey) with all items drawn to scale. Show exactly where you plan to build your home, detached building, dock, pool, entrance, mailbox, etc. Indicate the distance from lot lines and stay within required setbacks. Please note: *According to the plat, the building line in Royal Oaks for lots adjoining the street is 40 feet. Due to the fact that streets are shown as 40 feet wide on the plat, and in actuality the concrete portion of the street is 23-24 feet wide. For simplicity, we request a minimum 50 foot building line from the concrete curb of any street. If there is no paved street, the setback is 40 feet from the actual property line. The building line from any adjacent property is 15 feet.*
- House Plans should take into consideration positioning on the lot and view from the street. Some adjustments may be needed to plans designed for city lots. The minimum square footage is 2,500 heated/cooled with 2,000 of that on the ground floor.
- A detailed rendering, either electronic or an artistic architectural drawing, of the planned construction project must be provided to the ACC before a project can be approved.
- Separate Garages & Outbuildings must be consistent in style, material and color as your home. Roofs on separate structures should be the same as your home.
- Propane Tanks must be buried.
- Aerobic Wastewater Systems are required.
- Mailboxes must be built at the same time as your home, and conform to the standard of the existing mailboxes in Royal Oaks. Prefabricated plastic mailboxes are not permitted.
- Fences must be located behind the home and be constructed of black metal and be no taller than 4 feet.

Notes

- Application for Construction must be approved by the Architectural Control Committee (ACC) prior to removal of any live tree larger than 6" diameter, prior to clearing for any building, driveway or grade work, and prior to the delivery of building materials or the start of any construction.

https://docs.google.com/spreadsheets/d/1sj8t8phF8VKiPUhHUKn_FZmIPpgxnZgvFw92-uv75VE/edit?usp=sharing

- Application must meet the criteria and be accompanied by the requirements in the Declaration Sec 4.3 and as amended in Declaration and Policy Resolution #4. Please allow 15 days for approval.
- Any modification of or change to approved plans will require a separate submission for approval.
- Except for initial clearing, a refuse container and a portable toilet are required when construction begins and are to remain on site until construction is complete. Your contractor is responsible for cleaning the site of construction debris, emptying the refuse container when full, and servicing the toilet weekly.

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