

ANTHONY PARK – 1st Addition
APPLICATION FOR DESIGN REVIEW
ARCHITECTURAL CONTROL COMMITTEE
anthonypark417@gmail.com 417-818-5333

REQUEST FOR ARCHITECTURAL REVIEW

Lot _____ Addition _____

*Please submit the following in both **printed** and **electronic** format (PDF by email):*

A. Site plan – please acknowledge the existing platted setbacks for your lot:

Front _____ Rear _____ Left Side _____ Right Side _____
(left/right are described as viewed from the street)

B. Construction drawings (full set) including front, side, and rear elevations, to scale.

C. List of proposed Exterior Materials and Colors (see next page) and any other relevant Specifications that help describe the exterior design intent.

Please complete the following:

1. Square footage: Main _____ Basement _____ Upper _____

2. Garage Capacity: Two-car _____ Three-car _____

3. Fences are to be finished with alternating planks on both sides (board on board) with a maximum height of 48". Submit a request for approval and location on the site plan if you wish to install a fence. Check the Covenants & Restrictions for other fence restrictions.

4. Do you agree to landscape the front yard, plant two 8' to 10' trees, sod the front and side yards, install irrigation, and, at a minimum, hydro-mulch or sod the rear yard prior to occupancy? _____
a. If home is completed at a time of year unsuitable for the establishment of landscaping materials, a mutually agreeable alternative date must be reached between the Owner/Builder and the Architectural Committee.

5. What is the name, address and telephone number of the contractor?

6. All parties involved with this project have received a copy of the Anthony Park Covenants & Restrictions, have reviewed them, and agree to abide. _____ (initials)

The undersigned Owner, on behalf of himself and his agents (contractor, subcontractors, etc.) submits this request for approval and agrees to comply with Anthony Park Covenants and Restrictions.

Signature

Printed Name

Date

PROPOSED EXTERIOR MATERIALS AND COLORS

Lot _____ Addition _____

(Please specify brand name of materials. Supply additional information as needed on additional sheets.)

1. Exterior Wall Materials (Provide manufacturer and color. For example: Acme Brick, Highland gray)

Material: _____ Manufacturer _____ Color _____

Material: _____ Manufacturer _____ Color _____

Material: _____ Manufacturer _____ Color _____

Material: _____ Manufacturer _____ Color _____

2. Soffits/Fascia

Material: _____ Color _____

3. Windows

Material _____ Style _____
(composite, wood, etc.) (double hung, casement, etc.)

Brand _____ Color _____

4. Roof

Primary Pitch: _____

Material (specify weight/warranty) _____ Color _____

5. Garage door

Material _____ Color _____

6. Other Notable Materials

Material: _____ Manufacturer _____ Color _____

Material: _____ Manufacturer _____ Color _____

Material: _____ Manufacturer _____ Color _____

Additional Info:

Signature

Printed Name

Date

Daytime Phone Number

ANTHONY PARK – 1st Addition
CONSTRUCTION REGULATIONS SUMMARY

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CONSTRUCTION REGULATIONS

Please refer to the “Covenants, Conditions, and Restrictions” for the full declaration governing Anthony Park before disturbing your site. The list below only highlights certain initial considerations.

1. Before Construction or clearing the site:

Please thoroughly review the Covenants, Conditions, and Restrictions for Anthony Park, with special focus on Article IX: Use and Building Restrictions. Note that Tree Removal is a highly regulated process requiring approvals, and fines will be enforced for failure to comply with the restrictions.

2. Lot Preparation Procedures.

All excess dirt, after the foundation has been backfilled, must be removed from the site before the framing commences (floor framing is exempt if required to stabilize basement walls prior to backfilling). Topsoil to be used onsite at a later date may be neatly stored in the rear yard.

All concrete sidewalks, and curbs, and gutters that are torn out for driveways must also be taken off the lot and out of the subdivision within three days from the time they are torn out.

3. Debris and Trash Removal.

Owners and builders must clean up all trash and debris on the construction site and through affected streets at the end of each construction day and remove it at least once a week. Light weight material must be weighted down and covered so it does not blow off the lot.

No one is permitted to dump, bury or burn trash or debris within the subdivision. Each site must be kept neat to prevent it from becoming an eyesore. Any clean-up costs incurred by others at the direction of the developer will be billed to the lot owner, including street sweeping costs for excessive tracking of mud.

4. Cleanup Deposit. Prior to starting any construction activity on a Lot or at any time during construction, the Architectural Committee reserves the right to impose a clean-up deposit.

5. Vehicle Parking: Be respectful with parking so vehicles can get through the streets. Park on one side of the street whenever practical.

6. Restoration or Repair to Damaged Property

The builder or owner will promptly repair and/or restore any damage to open space, roads, sidewalks, other sites and/or improvements. The sidewalk adjoining the lot is the owner’s responsibility, and must be in good condition at time of occupancy.

The above procedures will be strictly enforced through the Covenants and Restrictions of the subdivision. Builders who do not follow these procedures will not be permitted to build within the subdivision.

_____ Builder/Owner initials

ANTHONY PARK – 1st Addition
DESIGN GUIDELINES SUMMARY
ARCHITECTURAL CONTROL COMMITTEE
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WELCOME!

Thank you for choosing to build a home in beautiful Anthony Park. While some very specific requirements apply to this development, the Architectural Control Committee wants to streamline the process of design review so that your project can move forward as efficiently as possible.

Although a full set of construction drawings is required for the final review, the Committee welcomes the opportunity to comment on schematic information earlier in the design process, if it available. This might be a small-scale preliminary design, or even inspiration photographs of a similar property.

The Design Guidelines below have been prepared for your convenience, to draw attention to a few key design requirements. Additional requirements are provided in the “Covenants, Conditions, and Restrictions” for Anthony Park, and may also be published by the Architectural Committee as the need arises. The purpose of the design standards is to assure a harmonious variety of styles with consistent quality throughout the subdivision.

DESIGN GUIDELINE SUMMARY

I. Minimum square footage in living area

Although Anthony Park does not have a minimum square footage requirement, homes must be designed to be in harmony and good proportion with surrounding properties, at sole discretion of the Architectural Control Committee.

II Exterior

- A. To develop a truly distinctive community, the Architectural Control Committee encourages a variety of home designs, which will be approved on a case-by-case basis, with consideration given to design, exterior appearance, the use of appropriate materials, attention to detail, and commitment to quality.
- B. Please Note: Builders will be prohibited from constructing a series of homes in close proximity that all have similar elevations, materials, or colors when compared with each other from the street.
- C. The finished floor of the garage (and subsequently, the main level) must be higher than the curb elevation directly in front of each respective element.
- D. Although brick is one of the approved materials in the Covenants, Anthony Park encourages the use of a variety of low-maintenance exteriors distributed throughout the development. Recommended alternatives to brick include:
 - 1. Cedar or redwood – painted with color to be approved (no natural cedar or redwood finish).
 - 2. Hard Coat Stucco – Masonite stucco board is not approved.
 - 3. Concrete siding – i.e. Hardie board with coordinating trim/accessories.
 - 4. Stone (real or faux)

III Roofing materials

- A. Cedar shake roof, tile, or composition roof (asphalt or fiber-glass).
- B. Composition roofs:
 - 1. Shingles shall be of a laminated architectural design.
 - 2. Shingles shall carry a minimum of a thirty-year warranty.
 - 3. Three-tab shingles are not approved.
- C. A primary roof pitch of 8/12 or greater is recommended, but lower slopes may be approved if compatible with the style and proportion of the overall home design (at the discretion of the Architectural Control Committee).

IV Additional Exterior Requirements

- A. Windows in the front of the home on the main level are to be a minimum of five feet in height. Windows may be double hung or casement and should be of good quality. In general, the Architectural Committee will pay particular attention to how windows complement the architectural proportions of the home and adjacent offsets/roof lines.
- B. Driveways – concrete is required.
- C. Fences are to be finished with alternating planks on both sides (board on board) with a maximum height of 48". Submit a request for approval and location on the site plan if you wish to install a fence. Check the Covenants & Restrictions for other fence restrictions.
- D. Landscaping – front yard and side yards to be sod; appropriate shrubbery and two one-inch caliper 8' to 10' trees in the front yard or one two-inch caliper 15' tree in the front yard. Landscaping is to be completed upon substantial completion of the house unless other arrangements are made with the Architectural Committee.
- E. Any solar energy system shall not be visible from the street, such that any portion of the solar energy system would be visible to a person six feet tall, standing on the street, as determined by the Architectural Control Committee in its sole and absolute discretion.

V Storage buildings or utility buildings are not permitted.

- VI. No reflective materials, including, but without limitation, aluminum foil, reflective screens or glass, mirrors or similar type items, shall be installed or placed on the outside or inside of any windows of a structure without the prior written approval of the Architectural Committee. Any enclosures, drapes, bars, blinds, shades, screens or other items affecting the exterior appearance of a structure which in the judgment of the Architectural Committee detracts from the harmonious appearance and aesthetics of Anthony Park Subdivision will be a violation of this Declaration.
- VII. All basketball goals must be approved by the Architectural Committee. Generally, installed basketball goals in the front yard will be considered. No mobile basketball goals and no basketball goals in the back yard.
- VIII. No exterior antenna or other device for the transmission or reception of electronic signals (including, but not limited to, television satellite dishes) shall be erected, used or maintained outdoors on any Lot, unless approved by the Architectural Committee in its sole and absolute discretion.