

Saline Ridge Homeowners Association Architectural Approval

Rev Aug-18-2020

> This process is for homeowners who want to make an improvement or change to their property requiring approval from the Saline Ridge Board of Directors.

> The purpose of review & approval is to confirm that properties maintain compliance with the SRHA By-laws and other Rules adopted by the Board, to ensure a harmonious, attractive, and consistent neighborhood aesthetic that appeals to other residents and the community at large.

> The homeowner is responsible to obtain approval from the Board before starting any construction or alterations.

Do I Need Approval?

Per Article VI of the By-laws, the following activities require approval by the Board (if in doubt, contact a Board member with questions):

- * Construction of Detached Garage, Accessory Building, or any Outbuilding
- * Fence addition
- * Addition of structure or modification to the exterior of any existing structure
- * Construction of Patio, Deck, or Pool (considered to be an addition of structure)
- * Changes affecting any Common Area of the neighborhood
- * Installation of solar panels or other roof-mounted structure
- * Landscaping addition or changes within 5 feet of streets or common areas
- * Tree removal (cutting down) any mature live tree (larger than 6 inch diameter at 4 feet above ground)

Approval Process

Start

1. Consult the SRHA By-Laws and the Architectural Requirements in this packet, to understand the required building standards. If you have any questions, contact any of the Board members or send an email to the Board.

* Note -- The Board recommends you also confirm your improvement meets York Township building codes. Compliance with local municipal codes is a requirement of the By-laws. However, it is not the role of the Board to interpret or confirm code requirements, and project approval by the Board does not relieve the Homeowner from responsibility to confirm code compliance.

2. Develop a scope of work to be completed, including any drawings, site plans, building plans, or contractor descriptions of work as appropriate.

3. In the spirit of community, discuss the proposed improvements with your neighbors, to see if they have any concerns on how it may impact them or their future improvement plans.

4. Contact the Board to share the project plan information:
a. Any necessary documents, drawings, site plans, etc.
b. Completed Architectural Review Form from this packet

***If necessary, a Board member may schedule a Plan Review Meeting, for more detailed review of the project.

Finish

5. A Board representative will present the project to the full Board for final approval, and return the signed Architectural Review Form for confirmation.

Saline Ridge Homeowners Association Architectural Requirements

This list contains a summary of the By-law provisions related to Architectural concerns. It also contains additional Architectural rules and interpretations adopted by the Board, as per Article VI Section 9 of the By-laws. All structures must meet York Township Building Codes.

Contact any Board member with questions, or send a note to the Board email: boardofdirectors@salineridge.com

Project	Requirement	Notes
Home Addition	Exterior Brick covering minimum 50% of the addition area, on the lower portion. Vinyl siding on the remaining upper portion. Colors - Neutral, earth tones, or light pastels, matching to the existing structure.	
Garage / Detached Accessory Building [200 square feet or more]	Maximum elevation same as principal residence. Exterior Brick covering at least 3ft high from grade level in front of the building. Brick facing must continue at same elevation along any side of the building clearly visible from any subdivision road, which may be more or less than 3ft high depending on the slope of the lot. Remainder of exterior covered with vinyl siding matching to principal residence. Architecture style should generally match to the principal residence.	Location & setback should follow York Township building code
Shed / Utility Building [less than 200 square feet]	Exterior vinyl siding that matches the residence.	Location & setback & building construction should follow York Township building code.
Driveway	Must be constructed of concrete. Asphalt is not permitted. Paver Stone can be used for border and decorative accent only.	
Temporary Structures	Not permitted to use as living quarters. No old or used structures permitted.	
Swimming Pool	In-Ground Pools max height 1 foot above finished grade. Permanent installation of above-ground pools is not permitted.	Location & setback should follow York Township building code. Consult building codes related to safety / fencing requirements.
"Seasonal" Swimming Pool	Temporary childrens play pools permitted, but must be disassembled & removed at the end of the season. Childrens play pools are recognized as pools installed and removed by the homeowner, intended for maximum 4ft water depth. Pool location must be in back (preferred) or side yard only.	Consult York Township codes for safety requirements.
Patio / Deck	Patio to be constructed of pavers or concrete. Deck to be constructed of treated wood, composite wood, or similar.	
Fence	Chain-link, metal, or vinyl fences are allowed. Wood fences are prohibited.	
Antenna	Antennas covered by the FCC Over-the-Air Reception Devices rule are permitted and do not require approval. These generally include standard satellite TV "dish" antennas, and antennas for TV and wireless data reception. Other types of exterior-mounted antennas (CB, HAM, radio, etc.) are not permitted.	Reference the FCC rule at: https://www.fcc.gov/media/over-air-reception-devices-rule
Solar Panels	<ul style="list-style-type: none"> > Roof or Wall mounted systems using traditional rack-mount design must not be visible by a pedestrian or passenger vehicle at any point along the portion of the subdivision road fronting the residence. This generally limits installations to roof or wall surfaces on the rear of the house, which may be visible from other locations in the subdivision. > "Solar Roof" "Solar Shingles" or flush mount panels may be acceptable on portions visible in front of the dwelling, but will be reviewed case by case. > Ground mounted systems must be located in the back yard of the property, and must adhere to York Twp ordinances for concealment. > The Board may require remediation or removal of panels that become unsightly or non-functional. 	Consult York Twp ordinances for limits on max size of installation and other location and appearance requirements.

Saline Ridge Homeowners Association

Rev Oct-14-2023

Architectural Review Form

Complete by Homeowner:

Homeowner's Information

Name: _____
Address: _____
Lot No: _____
Phone: _____ Email: _____

Type of Project:

(Addition, Garage, Pool, etc.)

Description of Improvement: <i>(include additional drawings and documents as appropriate)</i>	Projected Project Start Date: _____	Projected Completion Date: _____
Homeowner Signature: _____		

Complete by Reviewer:

Reviewer Checklist:

Date of Review: _____

	Type or Description	Recommendation or Alternative
Foundation (depth & type)		
Exterior Materials (brick/stone/vinyl)		
Roof Shingles		
Driveway Material		
Fencing Material (vinyl/chain-link)		
Decking Material		
Patio Material		
Location on Lot		
Visibility from Street		
Impact to Common Areas		
Tree Impact		
Landscaping Plan		
Other:		

Board Approval:

APPROVED / NOT APPROVED (circle)

Reviewer Signature (on behalf of Board): _____
Approval Date: _____

By signing this document, Homeowner acknowledges that all improvements are at the Homeowner's sole expense. Injury, if any, to the Common Elements will be repaired promptly by the Homeowner at his/her expense. The improvement will be completed within a reasonable proximity to the date established with the Board of Directors.