

**WHISPERING HILLS HOMES ASSOCIATION
ARCHITECTURAL REVIEW BOARD PROCEDURES**

The Whispering Hills Homes Association Architectural Review Board (ARB) consists of three members appointed by the President of the Homes Association.

The primary responsibility of the ARB is to review all building plans, whether for new homes, building additions, decks, pools or any major construction within Whispering Hills, and insure that such plans meet all deed restrictions and are in general conformity with the overall architecture of Whispering Hills.

All plans must be approved in writing by the ARB before any site work commences in Whispering Hills.

To obtain approval, plans should be submitted in duplicate, to the Association President. Plans are to be in final form and any subsequent changes must also be approved by the ARB. The president will meet with the other ARB members and approve plans or recommend revisions necessary to qualify for approval. A Site plan will also be required before any plans are approved. The site plan is to show location of the house on the lot, septic system, driveway, retaining walls, sidewalks, fencing, decks, trees and drainage after construction.

The plan must show all exterior and roofing materials to be used. The plan and this form must also state a final date by which all construction shall be completed including concrete driveways, walls, retaining walls, landscaping and sodding or acceptable seeding. Failure to meet this date shall constitute forfeiture of deposit unless agree to previously by the ARB in writing.

In addition, the applicant must submit the name of the applicant's proposed builder with a list of references who have knowledge of the builder's past projects.

The ARB will only approve plans to be constructed by qualified builders. If the ARB denies approval, the applicant may appeal to the Association Board of Directors.

Builder and owner acknowledge they have read, understand and will conform to deed restrictions.

Owner (Signature)

Builder (Signature)

Print

Print

Date

Date

When plans are approved, the applicant, if building a new home or doing substantial remodeling that in the opinion of the ARB would result in possible damage to the roads or common ground, will be required to post a \$2,000 deposit for road damage and clean-up. \$500 of this deposit is for unidentifiable road damage and general clean-up and will be refunded if all identifiable damage is repaired by the applicant, and the roadways and common areas are kept clean during construction. Further, concrete trucks are not to be dumped or washed out on any WHHA or other private property other than the site being constructed upon.

For new construction in the ESTATES Section(s); ALL CONSTRUCTION VEHICLES MUST ENTER THE SUBDIVISION OFF 91ST STREET.

Additionally, the balance (\$1,500) is subject to diminishment at the rate of \$100 (each occurrence) every time a commercial vehicles enters the subdivision via any entrance other than the 91st Street construction entrance off Woodland Street or for any other violation.

Any building supplies or materials must be stored on resident property; no storage of building materials is allowed on the street or common areas.

To obtain a refund of the balance of the \$1,500, it is required that all construction be completed including the home, driveway, landscaping, including sod or acceptable seeding. Application for a refund shall be made to the president.

No street cuts are permitted for utility crossings. All such crossings must be bored.

Date: _____

Property Owner: _____

Signature: _____

Address: _____

City/State: _____

Telephone: Days _____ Evenings _____

Builder: _____

Address: _____

City/State: _____

Telephone: Days _____ Evenings _____

Builder's Signature: _____

Construction Completion Date: _____

**WHISPERING HILLS HOMES ASSOCIATION (WHHA)
ARCHITECTURAL REVIEW BOARD (ARB)
APPLICATION REQUIREMENTS**

Check list of items required prior to submitting plans to the ARB:

1. Duplicate Architectural Plans

If submission is not a house building application, drawings showing location or placement of proposed change or project giving the location on the project on the home owner's lot.

2. Site plan requirements location of:

- a) House
- b) Septic system
- c) Driveway
- d) Retaining walls
- e) Sidewalks (if applicable)
- f) Fencing, decks
- g) Trees
- h) Drainage after construction
- i) Landscaping for lot

3. Plan must show all exterior and roofing materials

4. Name of Builder and Reference list and designated contact person and contact information

5. Completed ARB Procedures form

NO PLANS WILL BE REVIEWED OR APPROVED UNTIL ALL ITEMS ON THIS CHECKLIST HAVE BEEN COMPLETED AND SUBMITTED.

Whispering Hills HOA Contact Person:

Wayne Miller – ARC Chair
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wr.miller2@gmail.com