

**DEER RIDGE HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL REVIEW CHECKLIST FOR NEW HOME CONSTRUCTION
2024**

Please complete and sign this checklist. It is to be submitted to the Deer Ridge Homeowners' Association (DRHA) when you submit your house and site/landscape plans for review. Note that plans must be submitted for approval AT LEAST 30 DAYS PRIOR TO CONSTRUCTION. Landscape elements are required but can be included on the site plan. A construction deposit in the amount of \$1500 must also be submitted with the house and site/landscape plans. If the deposit is not forfeited during construction, \$750 will be returned when the house is occupied, and the remaining \$750 will be returned when basic landscaping (grass and foundation plantings) are installed.

Contact us at deerridgeTN@gmail.com with any questions and to make arrangements for someone to receive your house plan, site/landscape plans and this checklist.

LOT#: _____ OWNER: _____

MAILING ADDRESS: _____

PHONE#: _____

I AGREE TO ADHERE TO MY APPROVED HOUSE AND SITE PLANS DURING CONSTRUCTION, AND WILL SUBMIT ANY PLAN CHANGES THAT AFFECT THE EXTERIOR APPEARANCE OF THE HOUSE TO THE DEER RIDGE HOMEOWNERS' ASSOCIATION (DRHA) FOR APPROVAL (PRIOR TO IMPLEMENTATION).

SIGNATURE: _____ DATE: _____

(THIS SECTION TO COMPLETED BY DRHA)

DATE PLANS RECEIVED: _____

DATE PLANS APPROVED: _____

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(THIS SECTION TO COMPLETED BY LOT OWNER)**

HOUSE PLANS WITH ALL ELEVATIONS (TO BE RETAINED BY DRHA)

DWELLING SIZE (Finished and heated living area)

TOTAL: _____ MAIN LEVEL: _____

Minimum Square Footage. Any Home must meet the minimum square foot livable floor area as set forth below as to the respective classification.

- A Two-Story Home with an attached double garage, 2500 square feet with 1100 square feet minimum on main level and not counting finished basements.
- A One-Story Home without basement and with a double car attached garage, 2000 square feet.
- A One-Story Home with full basement with attached double car garage, 1800 square feet on the upper level.
- A One-Story Home with full basement with a double car garage in the basement, 2000 square feet on the upper level.
- A One and One Half Story Home with attached double car garage, 1500 square feet on the first floor with a minimum of 2200 total square feet, not counting finished basement.
- A One and One Half Story Home with a garage in the basement, 1600 square feet on the first floor and a minimum of 2300 total square feet, not counting finished basement.
- A Two-Story Home with garage in the basement, 1250 square feet on the first floor, and with a minimum of 2500 total square feet, not counting finished basement.

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EXTERIOR MATERIALS

ROOF: (dimensional shingles or better)

COLOR: _____

SHINGLES: Dimensional Other (specify) _____

PITCH (minimum 9/12): _____

EXTERIOR SIDING MATERIALS (No exposed concrete block. Approved Front/Side materials are brick, stone, stucco or other material approved by the board):

FRONT OF HOUSE: _____ COLOR: _____

REAR OF HOUSE: _____ COLOR: _____

LEFT SIDE OF HOUSE: _____ COLOR: _____

RIGHT SIDE OF HOUSE: _____ COLOR: _____

EXTERIOR TRIM (Approved materials: wood, vinyl):

MATERIALS: _____ COLOR: _____

WINDOWS (Approved materials: wood, vinyl, vinyl clad, aluminum clad):

MATERIALS: _____ COLOR: _____

CHIMNEY (If applicable. Approved materials similar to front or sides of house):

MATERIALS: _____ COLOR: _____

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SITE PLAN (DRAWING REQUIRED - TO BE RETAINED BY DRHA)

HOUSE SETBACKS (in feet):

FRONT (Minimum 35 feet from street right of way): _____

Note: "Street Right of Way" is not the curb.

REAR (Minimum 25 feet from rear lot line): _____

SIDE (Minimum 10 feet to any side lot line): _____

SIDE STREET (Minimum 25 feet to any side street lot line): _____

DRIVEWAY (Location - garage must enter from side or rear of house. Shall have at least a double-car garage. Driveway must be concrete or better. For excessive driveway length, the Board may approve other wearing surface after an initial 50 feet.)

MATERIALS: _____

WALKWAYS (Location)

MATERIALS: _____ COLOR: _____

FENCE (No closer than rear yard to front lot line)

MATERIALS: _____ COLOR: _____

RETAINING WALLS (No exposed concrete block)

MATERIALS: _____ COLOR: _____

OTHER IMPROVEMENTS: (Minimum 35 feet from front property line, 25 feet from any other property line):

OUTBUILDING (No exposed concrete block. Must complement the associated Home in style, color, theme, and materials.)

TYPE: _____

MATERIALS: _____ COLOR: _____

POOL (Fence required - no above ground pools)

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LANDSCAPE PLAN (DRAWING REQUIRED – TO BE RETAINED BY DRHA)

(THESE ITEMS MAY BE INCLUDED ON SITE PLAN DRAWING)

- MAILBOX (Location - functional A/C powered toplight required)

MATERIALS: _____ COLOR: _____

- PLANTING AREAS - TREES/SHRUBS/FLOWER BEDS (Location)

- EXTERIOR LIGHTING (Location)

- PROPANE TANK (Location - burial required)