

# ARCHITECTURAL REVIEW AGREEMENT NEW HOMES



Architectural Review Agreement Dated: \_\_\_\_\_ and executed by: \_\_\_\_\_  
regarding Lot \_\_\_\_\_ Block \_\_\_\_\_ Northfork \_\_\_\_\_ Addition \_\_\_\_\_

The minimum square footage requirements for house plans to be considered for approval are as follows:

**Rambler:** 2000 Sq. Ft.

**Two Story:** 2500 Sq. Ft.

#### Notes:

1. Minimum roof pitch is 8/12
2. Minimum of three (3) car garage stalls
3. Brick or stone is required on the front elevation
4. Two Story require a minimum of 1500 Sq. Ft. on the first floor and 1000 Sq. Ft. on the second floor.

The classification of a particular house as a Rambler or Two Story shall be made by the Architectural Review committee (hereinafter referred to as "Committee") in its reasonable judgment. In all cases the foregoing statements are for the above grade finished square footage of the building, exclusive of open porches, decks or the garage. The square footage of enclosed three or four season porches shall count towards the minimum square footage requirements. The square footage of Bay or Bow windows shall be calculated as follows: overall width of opening, multiplied by length of longest cantilever. The square footage of any room which is two stories in height shall be double. The square footage of any floor shall be calculated by measuring from the outside exterior wall to the opposite outside exterior wall.

The committee shall apply the criteria outlined in Section 9 .1 of Article IX of the Restated Declaration, which reads in part as follows:

"... no structure or building of any kind shall be commenced, erected or maintained upon any Lot, unless and until the plans and specifications showing the nature, kind, shape, height, color, materials and, locations of the same shall have been approved in writing as to harmony of external design, color, size, and location in relation to surrounding structures and topography . . . "

The following submittals are required for all buyers for review and written approval before any construction can commence on any lot in Northfork.

The applicant shall submit one ( 1) set of preliminary blue prints and site plan showing location of house (with front and side-lot setback dimensions), driveway, detached garage and septic location. The applicant shall rough stake the corners of the house on the lot consistent with the site plan. The Committee will review the rough staking. Following such inspection a final review will be scheduled, which will require completion of items 1 through 6 as follows:

1. Submission of two (2) copies of a detailed floor plan showing dimensions of all floors, style and pitch of roof, and 1 location of venting stack; and containing front, rear and side elevations.
2. Submission of two (2) copies of a site plan, showing the location of the proposed home and driveway, all front yard and side lot setbacks, location of septic and well, and landscaping details. More detailed landscaping plans are required for lots which abut any lake or the golf course and such plans must address issues of erosion control. Buyer understands that certain Declarations relating to specific plats contain landscaping and erosion control requirements.
3. The construction site must be final staked by a registered land surveyor, and a certified copy of the final survey, showing the exact location of the house on the lot, together with all setbacks and construction elevations shall be submitted prior to final approval.

4. Concrete or blacktop driveway surfaces are required to be installed within eight (8) months from the date of occupancy. Escrows for such completion shall be required. Alternative driveway surfaces must be specifically approved by the Committee.
5. Top soil shall be replaced to finished grade and seed, sod or appropriate finish landscaping features installed within eight (8) months of occupancy over a minimum of all area disturbed by construction activity. Escrows for such completion may be required.
6. Submission of two (2) copies of the attached Architectural Review Checklist.
7. A check for \$1000 .00 made out to The Northfork Homeowners Association, paid pursuant to the attached Architectural; Review Compliance Agreement.

All questions regarding any submittal must be directed to, and all submittals must be delivered to;

**Northfork Homeowners Association**

P.O. Box 415 - Anoka, MN 55303

Email: [webmaster@northforkhoa.com](mailto:webmaster@northforkhoa.com)

The Committee will meet as required and all information, drawings and submission material to be reviewed by the Committee must be submitted no later than three (3) business days prior to the applicable review.

Failure to supply completed submittals will delay the review process until a complete submission has been made. Buyer shall receive a written response from the committee.

Any additions to or changes from the approved submittals must be presented to the Committee for its approval in the same manner as indicated above for the original submittal. Accessory structures of any permanent nature such as sheds, detached garages, satellite dishes, antennas, dog kennels, fencing, decks, gazebos, pools and playground equipment must be submit for architectural review.

Buyer is aware that the required architectural review of house plans or house alterations are for aesthetic purposes and as a way to guarantee that such plans meet the square footage requirements of the applicable Northfork Declarations. Such review approval in no way guarantees or warrants the structural integrity of the home or its compliance with applicable building code or other municipal code requirements; nor does approval of house placement warrant the suitability of soils, for septic field installation, or the appropriateness of any proposed building elevation.

**NO CONSTRUCTION ON THE LOT SHALL COMMENCE UNLESS AND UNTIL FINAL APPROVAL, IN WRITING, IS GIVEN BY THE ARCHITECTURAL REVIEW COMMITTEE.**

Home Owner Signature: \_\_\_\_\_

Builder: \_\_\_\_\_