

Settlers Bay Architectural Control Committee
Application for Construction
Application for Plan Approval

The following procedures must be followed in applying for construction approval within this subdivision.

1. Submit a Plan Package for approval. Plan Package must be submitted and approved **prior to starting construction or excavation**. The Application is to be delivered by mail:

Architectural Control Committee
Settlers Bay Owners Association, Inc.
PO Box 877658
Wasilla AK 99687

2. Notification of approval or rejection of the building plan will be made in writing within 30 days of receipt of a complete Plan Package. If the ACC fails to specifically approve or disapprove the plans & specifications within (30) days after written request, such plan and specification shall be deemed disapproved. (CC&R's, Article VII)
3. Upon completion of the structure, the builder/owner must present to the Architectural Control Committee a copy of the "As Built Survey" and a copy of the final inspection report. If all is in order, the committee will then issue a "Certificate of Compliance" with the plan approval.
4. Enforcement of these procedures will be governed by Article VIII, Section of the CC&R's.

Please call ACC (voice mail) at 352-3534 if you have questions.

Settlers Bay Architectural Control Committee

Application for Construction

1. New Construction Home Improvement
2. Single Family Residential.
 Multi Family Residential. Number of Units per Complex _____
 Commercial Building. Type of building _____
3. Location: Block: _____ Lot: _____ Unit: _____
4. Physical/ Street: _____
5. **Attach** a copy of the front elevation for the proposed structure including **any** modifications. Include a footprint of the building(s) showing outside dimensions with the dimensions of garage.
6. **Attach** an engineered site plan, drawn to scale showing placement of structures including decks, fences, driveway, and other paved areas or planned changes affecting drainage on the lot.

New Residential Construction:

7. Describe siding to be used:
(Vinyl, Cedar, Lap, etc. No T-111 allowed on front side of building)

8. Identify roofing materials and colors to be used

9. Exterior Wall and Trim Color - **Attach Color Samples.**
Wall Color Name: _____ Brand: _____
Trim Color Name: _____ Brand: _____
10. Specify square footage of living area. _____
 - See CC&R's for minimum square footage for this specific lot.
11. Specify square footage of the garage (2 car, 440 Minimum). _____
12. **Attach** a copy of the builder's current Residential State of Alaska Contractors License. (New Construction)
13. **Attach** a copy of Mat-Su Borough Driveway permit or receipt of application. (New Construction or if driveway is being moved)
 - All driveways in Unit 2 must be paved.
14. **Attach** a copy of Mat-Su Borough Land use permit or receipt of application.
(If applicable.)
15. **Enclose** a check in the amount of \$100.00 payable to Settlers Bay Owners Association, Inc. for each permit applied for. (New Construction)

Home Improvements:

16. Are any outbuildings or fences planned? Yes No
Type of outbuilding: Shed Detached Garage Other _____
Size of Building: _____
 - Note: All outbuildings must compliment the main residential building.
Fence Height: _____
17. Describe siding or materials used: (Vinyl, Cedar, Lap, Trex, etc.)

18. Identify roofing materials and colors to be used

19. Exterior Wall, Trim and or Board Color - **Attach Color Samples.**
Wall Color Name: _____ Brand: _____
Trim Color Name: _____ Brand: _____
Board Color Name: _____ Brand: _____

Settlers Bay Architectural Control Committee Application for Construction

- **Incomplete applications will not be reviewed.**
- **No excavation or building shall begin without Architectural Control Committee (ACC) approval of the plans.**
- **Notify the ACC to any changes from approved plans.**
- **By signing this application, owner/builder acknowledges and accepts responsibility for compliance to Borough, State and Federal building codes (as applicable to this specific building), SBOA CC&R's and ACC Rules.**

I / We have reviewed and will comply with Articles VII, VIII and XI of the Amended Covenants of the Settlers Bay Subdivisions, as recorded 1230-2003 and the adopted 2007 ACC Rules.

Builder / Owner: _____

Mailing Address: _____

Contact Number: (____) _____ - _____ Cell: (____) _____ - _____

E-Mail Address: _____

Signature of Property Owner: _____

Signature of Builder/Contractor: _____

SETTLERS BAY OWNERS ASSOCIATION, INC.
ACC RULES for New Construction or Home Improvement

The following Lots are subject to Settlers Bay Owners Association, Inc. Covenants, Conditions, and Restrictions: Unit 1, Plat 75-61 and Unit 2, Plat 77-17 and Plat 79-462 of Palmer Recording District, Third Judicial District, State of Alaska.

Settlers Bay Subdivision, Unit 1 (Plat 75-61)

Block 1: Lots 1-35	Block 2: Lots 1-47	
Block 3: Lots 2-39	Block 4: Lots 1-17	(There is no Block 5)

Settlers Bay Subdivision, Unit 2 (Plat 77-17)

Block 6: Lots 1-14	Block 7: Lots 1-37, 42-49, and 52-69 (see Tract E)	
Block 8: Lots 1-17	Block 9: Lots 1-63	(There is no Block 10)
Block 11: Lots 1-26 and 27-51 (see Tract G)	Block 12: Lots 1-18	
Block 13: Lots 1-47	Block 14: Lots 1-41	Block 15: Lots 1-06
Block 16: Lots 1-11	Block 17: Lots 1-27	Block 18: Lots 1-33
Block 19: Lots 1-16	Block 20: Lots 1-38	Block 21 : Lots 1-24
Block 22: Lots 1-43	Block 23: Lots 1-31	Block 24: Lots 1-51
Block 25: Lots 1-21	Block 26: Lots 1-23	

Settlers Bay Unit 2 (Plat 79-462)

Block H-1: Lots 1-05 Block I-I : Lots 1-08

To include: All combined "A" lots within block and lot numerical sequence in IJunits 1 and 2

1 . All properties in Unit 1 and Unit 2 are governed under the Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) and Settlers Bay Owners Association, Inc (SBOA) Architectural Control Committee (ACC) Rules,(Articles VII, VIII, and XII.)

2. Actions and duties of SBOA Board of Directors and subcommittees of SBOA are governed by the Bylaws of the Corporation.

3. All Board of Directors, ACC, and other subcommittee meetings are open to all SBOA members. Notice of meetings, showing date, time, and location will be posted on the SBOA website:
www,settlersbayhomeownecs.com

4. PRIOR TO excavation or construction of a new home, or exterior changes to an existing home, ACC must have reviewed the application and if approved will issue a permit for the project.

Applicants have the right to appeal to SBOA Board of Directors of any adverse decisions or recommendations of penalties.

5. Building

- a. The use of T-111 or similar sheet siding on the front of a house is prohibited.
- b. New homes should have staggered rooflines and be complimentary in design to other homes in the area.
- c. All new construction must meet the minimum square footage for that specific lot.
- d. Minimum garage size is 440 square feet.
- e. All exterior colors must be approved prior to painting, and trim colors are to be complimentary to the body color.
- f. Outside construction activity is prohibited between the hours of 9:00 PM and 7:00 AM

6. Certificate of Compliance: Upon satisfactory completion of new construction and delivery of necessary Permits and inspection reports, the ACC will issue a "Certificate of Compliance to the Settlers Bay Building Rules". Failure to obtain the Certificate prior to first occupancy may lead to sanctions being taken against the Owner i.e. Builder

7. Outbuildings (new construction or home improvement)

- a. Must be approved by ACC before construction.
- b. No canvas or tarp structures are allowed except to protect construction material during exterior building phase.
- c. No outbuildings are to be located in front of the main residential structure except properties where back yard area cannot accommodate a structure.

8. All fences and fence material must be approved prior to installation, and cannot be higher than 6 feet. Front yard fence may not be higher than 4 feet.

9. Landscaping: A minimum amount of planted and maintained grass or other ACC-approved landscaping material is required to cover all areas cleared for construction which are visible from the road, and must be completed within one year of occupancy.

10. Driveways

- a. Unit 1 - 1. Multi-family homes must have paved driveways.
2. Single family homes are not required to have paved driveways.
- b. Unit 2 - Homes built after 2003 must have a paved driveway from the garage to the street.
- c. All driveways must be approved by the Mat-Su Borough and have a driveway permit prior to installation or alterations which may affect entry onto the street.

XXXXXXXXXXXXXX

Accepted July 20, 2016