

Timberline Valley Subdivision Homeowner's Association

Architectural Committee Improvement Approval Form

Name of Homeowner(s): _____

Address: _____

Phone Number: _____

Type of Request (i.e., addition to home, new deck, new fence, storage barn, etc.):

Is this improvement being done by the homeowner or a contractor? _____

If a contractor is being used, list the name here: _____

Does this improvement require a building permit? _____

If so, list the building permit number and any other permit information here:

Please give detailed information below on the specifications of the improvement, such as size, color, dimensions upon completion, and other pertinent information needed by the architectural committee to give approval for the project. You may attach additional sheets of information to this document, such as a product brochure, photo, or drawing, or written information.

Submit this form and any other documentation for architectural committee approval to:
Stuart Folse, Architectural Committee Chairperson at 3101 Gold Medal Drive, Champaign,
Illinois 61822. Phone number: 378-5222

Timberline Valley Homeowner's Association Architectural Committee Guidelines

Fences

- Lake lots: no more than four (4) feet high, preferably picket so lake view is not totally obstructed.
- Non-lake lots: maximum height six (6) feet high
- Set back: fences begin at the rear of house
- Privacy fence: between houses, cannot be continuous, separates two (2) opposing windows

Structures

- Height: not to exceed height of roofline
- Set back: must be beyond rear of house, must be in contiguous backyard, ex. house on corner of Valerie and White Pine – backyard abuts front yard of White Pine house, structure would need to be placed where both backyards meet.
- Outbuildings: should not be taller than ten (10) feet, no more than 168 square feet, approval of all immediate neighbors needed if taller than ten feet
- Decks/patios: no limits especially if hidden by fence
- Additions: need to be architecturally sound and aesthetically pleasing and add value to subdivision, should not make the house look piecemealed together
- Landscaping: no rules
- Swimming pools: set back – beyond rear of house; above ground – temporary structure, no approval necessary; in ground – placement

Application/Approval/Appeals

- Form: homeowner submits form with request and all appropriate backup information
- Review: Architectural Committee has thirty (30) days to render decision
- Notification: homeowner is notified of decision in writing
- Appeals: if not approved, homeowner can meet with committee to discuss changes to gain approval
if neither side is willing to change, put to a vote before subdivision with mailed ballots
if insufficient ballots returned via mail ballot to signify clear simple majority, 95 yes or no/189 total votes, applicant can obtain list of non-voting homeowners, canvas subdivision and have these votes count toward total – **This is the final vote and the appeal process is finished**