

According to the provided "Declaration of Covenants, Conditions, and Restrictions for Ridgetop Subdivision" (CCR's) document, specifically under **Article VI: Architectural Control, Section 4: Approval of Plans, Specifications, and Construction**, the following items are required for a full architectural review submittal. These items constitute what is considered a "full submittal" to the Architectural Committee (initially the Declarant, John Robbins., until Class B membership terminates, then the Board of Directors). **It is emphasized that this summary does not replace the need to be fully compliant with the CCR's document as written.** The requirements are listed in the order they appear in the document:

1. Two (2) Sets of Building Plans and Specifications ("Plans")

- The owner must submit two complete sets of all building plans and specifications covering the proposed construction or reconstruction on the Lot.

2. Foundation Plans

- Included within the Plans, these must detail the foundation design for the proposed structure.

3. Front, Rear, and Side Elevation Drawings

- Drawings showing the exterior views (elevations) of the structure from the front, rear, and both sides.

4. Roof Plan

- A plan detailing the design and layout of the roof for the proposed structure.

5. Plot Plan

- A plan showing the location and orientation of all structures proposed to be built on the Lot, ensuring compliance with setback requirements (e.g., 35 feet from the front lot line, 35 feet from the rear lot line, 25 feet from any side street, and 15 feet from any side or other interior lot line).

6. Floor Plans with Square Footage

- Detailed floor plans showing the square footage of the proposed structure on a floor-by-floor basis, ensuring compliance with minimum square footage requirements (e.g., 1200 sq ft for one-story dwellings, 1000 sq ft on the first level for multi-story dwellings, excluding certain areas like basements, decks, etc.).

7. Location and Composition of Driveway and/or Walkway

- Details on the location and materials (e.g., concrete, asphalt, brick, pavers, or other approved materials) for any driveway and/or walkway.

8. Culvert and Covering Details (if applicable)

- Where the driveway crosses a drainage ditch adjacent to any roadway, the Plans must include the installation details of the culvert and covering to be used under the proposed driveway.

9. Location of the Sewer Grinder Pump

- The specific location of the sewer grinder pump must be indicated on the Plans.

10. Landscape Plans

- Plans showing:
 - Area drainage (how water will flow and be managed),
 - Plantings (foundation plantings and other landscaping),
 - Additional features such as swimming pools, ponds, fencing, storage areas, propane fuel tanks, and mailbox placement.
- Note: Owners must call #811 before digging within the right-of-way to avoid underground utilities.

Landscaping suggestions;

Unless the front of the lot is wooded, at least two trees are encouraged

All areas of the house facing the road should be appropriately landscaped, including full foundation landscaping.

Landscape plan must indicate location, size and type of plants. Size of plantings should be appropriate to the neighborhood. Native plantings are encouraged.

11. Samples of Proposed Building Materials

- At the time of submission of the Plans, the owner must provide samples of all proposed building materials if requested by the Committee. These samples are used to assess suitability, desirability, and harmony with the surrounding area.

Additional Considerations for a Full Submittal:

- **Timing:** The Committee has 30 working days from receipt to approve or reject the Plans.

- **No Alterations:** No changes to the approved Plans can be made without written consent from the Committee.
- **Approval Process:** The Committee can refuse approval based on suitability, harmony with the neighborhood, and purely aesthetic considerations. Upon completion, the Committee inspects the construction for compliance and issues a letter of compliance (along with a required certificate of occupancy from Iredell County Building Standards) before the structure can be occupied.

These 11 items collectively constitute a "full submittal" for architectural review as outlined in the document. All must be provided to the Committee prior to commencing construction or reconstruction on any Lot in the Ridgetop Subdivision