

Timber Ridge Property Owner's Association
Covenants & Architectural Review

Single Family Residence

New Construction ☐ **Addition** ☐ **Modification** ☐

☐ **Survey** showing the property boundaries, the footprint & location of proposed (existing if an addition) improvements, including the HVAC platform, driveway, sidewalks, fences, pool, and setbacks must be drawn to a scale, clearly identified, and dimensioned to property lines. Existing legal easements, driveway & sidewalk location, bulkhead (waterway) dimensioned to property lines, City of Pass Christian Street names and location.

☐ **Site Improvements** – Specify the amount of fill to be brought in, if any, and explain how it will be contained and mitigated to avoid adverse effects on adjacent properties.

☐ **Elevation Drawings** - showing the appearance of the structure: Front, Left, Right & Rear sides.

To include: Shutters, awnings, porches and other attachments, (ex; HVAC -platform).

Siding Material and color; acceptable materials are hardi /cement board, brick, stucco or wood.

Roofing Material; Architectural shingle or Metal

Roof Pitch; 7/12 or greater on gross living area. 4/12 or greater on non- HVAC areas and accent roofs including dormers, porches, and patios.

The first floor of raised homes shall have lattice, louvers, or garage doors to screen stored items from public view.

☐ **Floor Plan** - Floor plan or plans showing dimensions of the finished floor areas, conditioned living areas, porches, stairways, etc.
Minimum Square Footage / ceiling height- No dwelling unit located on a lot shall contain less than 1,500 square feet of heated and air-conditioned enclosed living space. Ceiling height of at least 8 feet.

Colors

Materials

☐ Colors & Materials	Siding	_____ / _____
	Trim	_____ / _____
	Shutters	_____ / _____
	Stairs	_____ / _____
	Roof	_____ / _____
	Screening-Lattice, louvers ,garage doors	_____ / _____
	Driveway/Sidewalk (Material)	_____
Other	_____	

☐ Property Address _____

☐ Submitted By: _____ Date: _____
(Property Owner, Contractor Print & Sign) If submitted by contractor, property owner must also sign!

I hereby certify: that I have read the application and that all information contained herein is true & correct; that I agree to comply with all applicable covenants, codes, ordinances and municipal laws regulating construction; that I am the owner for the herein described work.

☐ Property Owner Signature _____ Date: _____