

Black Hawk Subdivision Architectural Review Board Guidelines

Welcome to Black Hawk subdivision. The ARB would like to make it as easy as possible for you to build your home. We have attached copies of the Black Hawk covenants for your review. Please become familiar with pages 14-22 which provides a good outline of the topics the ARB will need to approve the construction plan.

The ARB is made up of current Black Hawk lot owners. The sooner you can provide the ARB the information, the sooner they can address it. The covenants allows the ARB 30 days to review each issue. However, they try to respond within 7-10 business days.

Before any construction/lot clearing is started the ARB needs to provide the lot owner written approval of their project.

The minimum heated and cooled square footage is 4,000 square feet. If it is a two story house, 2500 square feet on the first floor and 1500 on the second floor. If the house will have a basement, 12.5% of the basement space can be used toward the 4,000 square foot minimum so long as it is finished (heated and cooled) which would be 500 square feet. In the case of a 4000 square foot basement house the minimums would be 2500 main floor, 1000 second floor and 500 in the basement

The architecture of the neighborhood is of European design, it is our desire to continue with that theme. European home plans do not usually mirror a specific architectural style from a specific European country. Rather, these homes generally embody a blend of architectural "flavors" that cast an overall look and feel that says "European." The appearance of these European style homes can range from quaint and cottage-like, to elegant and sophisticated luxury homes. Exteriors of European floor plans often include stone, stucco and brick and are commonly enhanced with wrought iron and cast-stone accents. Roof lines of European homes tend to be steep, employing multiple gables. Multi-paned windows of varying sizes are often positioned for the greatest aesthetic impact.

Approval process can be broken into three phases:

Phase 1: Initial information required

- Blue prints of the house that is being built
- Blue prints need to clearly identify the 4,000 square ft. minimum of heated living space
- Elevation view of all four sides of the house
- The house needs to be positioned on a plat showing driveways, sidewalks, porches, swimming pools, trash container locations, fences and HVAC units
- Since the majority of the lots in Black Hawk have topographic issues, we need the house elevations to show exactly how any problems will be addressed

Phase 2: House color information

- Color of roof
- Color of brick/mortar
- Garage door
- Color shutters, windows and doors

Phase 3: Landscape information

- List of trees/shrubs positioned on a landscape plan detailing exactly what is being planted
- The timeline to execute the landscape plan

During construction the lot will need to be maintained:

- Mowed - weed wacked to keep grass/weeds under control. It is the owner's responsibility to manage the frequency of mowing
- A dumpster needs to be in place as soon as construction starts and it is the owners responsibility to manage when it needs to be emptied so the wind doesn't blow it through the neighborhood
- The construction company is not permitted to burn trash, it must be hauled away

If you have any questions or concerns please feel free to contact us.

Black Hawk Property Management Company
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