

## **OWNERS---BUILDERS----ARCHITECTS GUIDELINES**

Please review these guidelines prior to submitting construction plans. Builders and architects need to be aware of all provisions in these guidelines as well as covenants and deed restrictions governing your area at Bentwood Country Club Estates.

### **A. Submit construction plans for approval of review committee consisting of:**

1. Two copies (one for your files & one for our files) of the following:
  - \* Floor plan
  - \* Elevations -all sides
  - \* Site plan showing all setback lines & measurements. No golf course home will be allowed to be closer than twenty feet from the rear property line.
2. Square footage of air conditioned space
3. Exterior covering material including percentage of brick, rock, stucco
4. Fences -show location, material, height, location of brick columns on golf course lots
5. Legal description of lot: lot, block & section #s
6. Name of acceptable professional builder
7. Owner or builder's name, address, & telephone #
8. Specific description of roofing material.
  - Note: Metal must be colored-standing seam double locked or snap rib 24 gauge with pan dimensions of 21" on center. Aesthetic "blending" with existing homes will be taken into consideration. Color and style of Roofing materials must be submitted.
9. Date

### **B. Things required on all building sites:**

1. Large dumpster -builders expected to run a clean site
2. Port-a-potty Note: No fires, no exceptions

### **C. Contact Brad Fluitt, golf course superintendent, before bringing in heavy**

Trucks or infringing on the golf course in any & all situations. He will work with you to minimize trauma to the course. **325-944-2444**

### **D. When the lot is staked for construction and *prior to pouring the slab*, contact**

The Bentwood Estates office in order to set up an inspection. All setbacks called for on the plat and deed restrictions must be approved. Please notify us as soon as possible so that we do not delay you. **325-944-8506**

### **E. No plan shall be approved with a garage facing the street.**

### **F. No Above ground pools will be approved for golf course lots.**

### **G. Additions/Remodels**

1. Walls of any addition or accessory structure must be constructed of the same materials & design as those of the dwelling.
2. Roofs of any addition or accessory structure must be constructed of the same materials & design as that of the dwelling. Same or compatible roof pitch & same shingles as dwelling must be used.

**Thank you and please call 325-944-8506 if we can be of assistance to you in any way.**