

Hawk Ridge Home Detail Selection Form

TO: All Property Owners/Builders within the Hawk Ridge Development, Boalsburg, Pa.

SUBJECT: SELECTION FORM--The following is a list of items that are to be completed in accordance with the "Declaration of Protective and Restrictive Covenants" and the Rules and Regulations for the Hawk Ridge Subdivision in Boalsburg, Pa. Please complete this form for the items noted and submit this information along with a complete set of exterior and interior house plans that show the exterior elevations on all sides of the homes. Please delineate the types of materials and colors that have been chosen for the exterior of the home. Colored photocopies of catalog pictures of siding, masonry, shutters, windows, doors, roofing, and other materials may be submitted in lieu of material samples. Also include a site plan down by a professional architect or engineer showing the location of the home, driveway, HVAC unit, gas tank, grading plan and landscape plan that is prepared by an architect or engineer.

Owner's Name: _____ Date: _____

Current Home Address: _____

Phone Numbers: Home: _____ Work: _____ Cell: _____ Email: _____

Builder's Name: _____ Phone: _____ Cell: _____

Landscaper's Name: _____ Phone: _____ Cell: _____

Address Plaque to be ordered through Curtis Signs: Graham Curtis – 814-667-2451 Standard Address Plaque for Hawk Ridge

Hawk Ridge Lot Number _____ Tax Parcel Number _____ Street Address _____

Site Plan Submitted (Y/N) Approval Date _____ Landscape Plan Submitted (Y/N) Approval Date _____

Finished Sq. Ft. (above grade) _____ Basement: Yes ___ No ___ Finished Basement: Yes ___ No ___

Exterior Materials: Front _____ Color _____

Left _____ Color _____

Right _____ Color _____

Rear _____ Color _____

Brick or Stone Mortar: Material _____ Color _____

Roof: Architectural Shingles: Material _____ Color _____

Gutter, Facia: Material _____ Color _____

Window: Material _____ Color _____

Shutter: Material _____ Color _____

Front Door: Material _____ Color _____

Walkway: Material _____ Color _____

Deck: Material _____ Color _____

Garage Door: Material _____ Color _____

Driveway: Material Concrete or Bituminous (circle one) Color _____

Dusk to Dawn Pole Light hard wired to breaker panel: Model: Progress P6452-20 LED Bulb; Color Antique Bronze Finish

Name of Person Completing this Form: _____ Phone: _____ Email: _____

Notes:

1. Refer to recorded Declaration of Planned Community (R02283-0925) for details relating to community requirements. Per Article VI, USE RESTRICTIONS, section 6.1.9) "All site plans should be prepared by a registered architect or professional engineer." It is recommended that Rob Kressler, PE of PennTerra Engineering be engaged to prepare the site plan since he has done all of the design work on Hawk Ridge and has all of the topo, utility, and site information. Rob can be reached at 814-231-8285 or by email at rkressler@pennterra.com.
2. All above ground propane tanks must be screened from public view with a (3) three- sided vinyl fence that extends at least one foot above the top of the tank. Propane tanks may also be buried.
3. All outdoor HVAC units and propane tanks must be inside the property lines of the home they serve.
4. Sidewalks must be per Code Approved Plans and must be constructed across the front of the property on the north side of Emma Court and east side of Academy St. Sidewalk will be maintained by HOA.
5. Builders /Owners should expect their landscape budget to be \$5 - \$6K for lawn, trees, shrubs, etc. The landscape plan should include evergreen foundation plants and sufficient plants on the sides to mask HVAC units and break up the long foundations. If there are no curb lawn trees, the plan should include a front lawn tree. Sewer clean-out pipes need to terminate at ground level when landscaping is completed so that lawn mowers can mow over top of them.
6. All roof downspouts and sump pump drains must be tied into an underground sump. Sumps should be designed in accordance with College Township Standards which are in the Declaration. Downspouts and sump pump drains are not permitted to discharge openly onto the ground surface.
7. Front porches are mandatory and should be 7 – 8 feet deep and a minimum of 10 feet wide. Porch railings are a personal choice.
8. A Hardscape paver or concrete walkway and steps to the front porch are required.
9. Garage doors are not required to have windows. The door(s) must compliment the house. List the style and color of the door on page one. Attached are some pictures of acceptable garage doors.
10. In accordance with section 6.1.28 of the recorded Declaration:
11. The garage floor elevation is to be no more than 3ft. above the street paving in front of the lot. There should be a minimum of 20ft. of driveway between the public sidewalk if applicable or street curb and the garage door.
12. Homes are expected to have a minimum of 30% of front elevation of home covered with cultured stone or brick.
13. The Owner/Contractor is responsible for any damage to Hawk Ridge, curbing, roadways, signage, common area space during construction.
14. During construction, a dumpster must be provided to contain all trash and debris. In addition, the contractor/owner must police the area for debris and pickup anything that blows off the construction site to keep the community looking good.
15. During construction, the Contractor is required to have a porta john onsite. Construction is not permitted to start before 7:00AM.
16. The developer will meet with the builder/owner prior to excavation for a final inspection to ensure the items shown on the approved site plan will be completed as shown. The footprint of the house must be staked at the time of the inspection and elevations must be shown on the grade stakes.
17. If a sliding door or single door onto a deck or patio is shown on the plans, then the deck and patio must be constructed prior to occupancy of the home.
18. Any changes to the plans must be submitted to the Developer for review and approval. The builder/homeowner submitting this form will sign this form on page 1.

Developer Comments: _____

Developer Signature: _____ Date: _____
Thomas F. Songer II

GARAGE DOOR SELECTIONS

