

**Champions Ridge
Unit 1
Architectural Review Form**

Please submit with 2 sets of Plans, Site plan, set of Specifications and a check in the amount of \$150 made payable to Mann Development, Ltd.

Owner Name: _____ **Telephone:** _____

Mailing Address: _____

Builder Name: _____ **Telephone:** _____

Mailing Address: _____ **Fax:** _____

Address to be Reviewed: _____

Lot: _____ **Block:** _____ **Unit:** _____

The proposed residence or other improvements meets or exceeds the following criteria:

Square Footage of Living Area:

Single Story – Minimum 2,500 Square Feet: _____

Two Story – Minimum 2,700 Square Feet: _____

Height:

Not to exceed Thirty-five feet (35') from top of foundation to rooftop: _____

Garages:

Minimum accommodation of two (2) / Maximum of four (4), full-sized automobiles. No front entry garages. #: _____

Setbacks:

Shall comply with applicable City of San Antonio ordinances and shall be:

Front – Fifty feet (50') for all structures: Front Setback: _____

Rear – Thirty feet (30'): Rear Setback: _____

Side – Fifteen feet (15'): Left Setback: _____

Right Setback: _____

Sideyards on Corner lots – Seventeen and ½ (17.5') _____

Masonry:

All buildings shall be constructed with masonry, rock, stucco, brick or masonry veneer for one hundred percent (100%) of the total exterior wall:

State material and verify percentage: _____

State building material color and trim color: _____

Roofing:

Slate, tile, 35-year composition or 35-year fiberglass shingles:

State material and verify weight: _____

State color / type and manufacturer: _____

Flatwork:

Driveways, sidewalks and entry walks should be shown on site plan and shall be constructed of exposed aggregate or broom-finished concrete. All entrywalks and driveways shall be constructed with a minimum eight (8) inch decorative border. All driveway and sidewalk approaches must be saw-cut.

Flatwork Material: _____

Decorative Border * Material: _____(Please see note*)

- Decorative border is defined as: Brick, Stone or decorative pavers to match house, or Stained concrete to be subject to approval by ACC. A color sample of stain must be provided before construction.

Fencing:

Fences that face a street or corner sideyard must be constructed of masonry which matches the house or a combination of wrought iron bars with matching masonry columns on twenty-five (25) foot centers. Any fence that does not face a street or corner sideyard may be constructed of an architecturally designed wood fence which must be approved by the ACC. All wood fences must be of natural wood tones without any framing visible from the street.

Fencing?: Yes / No Facing Street or Corner Sideyard? Yes / No Material: _____

- **Lot 1m Block 2 and Lot 106, Block 2** shall be required to have fencing along that portion of the lot which adjoins Champion Bluff which matches the perimeter subdivision fencing erected by Champions Ridge. **Lots 38 and 39 of Block 2** shall have no wooden fencing along portion which adjoins Champions Way. **Lots 5 – 29, 30, 35, 36, and 39** must construct a wrought iron fence along the rear of each lot adjacent to the Greenbelt and Nature Park.

Decorative Street Lights:

Owner shall be responsible for the cost of providing electrical conduit to the street light location on the following lots, a credit will be given toward quarterly assessments to offset electric costs:

- Lots 2, 9, 17, 32, 38, 106 on Block 2**
- Lots 1, 3 and 5 on Block 3**
- Lots 1, 8 and 38 on Block 4**

Is this lot designated for a decorative light? Yes / No

Variances:

Any variance from the Restrictive Covenants must be specifically requested in writing.

- * **SUBMIT EXTERIOR COLOR AND ROOFING SAMPLES PRIOR TO CONSTRUCTION.**
- * **LANDSCAPE, FENCE AND POOL PLANS ARE REQUIRED PRIOR TO INSTALLATION.**

Refer to the Champions Ridge Declaration of Covenants, Conditions and Restrictions for more specific information regarding architectural requirements. The Declaration of Covenants, Conditions and Restrictions shall take precedence over any other written document or form.

I certify all information presented to be complete, true and correct:

Applicant Signature: _____ **Date:** _____