

**Champions Ridge  
Unit 2-A  
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:

FrontSetback: \_\_\_\_\_

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: \_\_\_\_\_

- **Lots 40,41,43 – 46, 48 – 51, Block 2** 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:

**Lot 1, Block 5 and Lot 47, Block 2**

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:** \_\_\_\_\_