

WOLF CREEK MAINTENANCE CORPORATION
DESIGN REVIEW COMMITTEE APPLICATION
CHECKLIST

(Owner to Complete)

This checklist must be completed by Owner and be attached to the Design Review Committee Application. Failure to complete and include this checklist constitutes an incomplete submittal. All incomplete submittals will be returned without review by the Design Review Committee.

A description of what must be included on each of the drawings required below may be found in the Design Guidelines.

PART I - ALL IMPROVEMENTS

This part lists the submittal requirements for All Improvements which must be included with any and all submittal requests.

- ☐ Completed Design Review Committee Application Form
- ☐ Signed Neighbor Awareness Form
- ☐ Submittal Checklist
- ☐ Plot Plan

PART II - LANDSCAPE IMPROVEMENTS

This part must be completed by all applicants for Improvements involving all landscaping in any yard (i.e.: plant material, hardscape, spa or pool, fences and walls).

- ☐ Landscape Plan (may be included on plot plan)

PART III - EXTERIOR IMPROVEMENTS

This part must be completed for exterior alterations including room additions, trellis and sunshades, gazebos, balcony, window and door treatment and exterior color or material changes.

- ☐ Exterior Elevations
- ☐ Floor Plans (in the case of detached structures such as gazebos, floor plans may be included on the plot plan).

PART IV - SPACE IMPROVEMENTS

This part must be completed for space Improvements such as room additions, large decks and room conversions affecting the exterior appearance of the home.

- ☐ Exterior Elevations
- ☐ Floor Plans (may be included on plot plan)
- ☐ Building Section(s)
- ☐ Roof Plan

Revised 1/31/07
Adopted 4/18/05



Exterior Home Improvements - digital submissions

Avalon Management provides the opportunity to submit applications digitally. Please review the following steps to submit your Architectural (ARC) Request below.

Avalon Portal submission:

1. Avalon – Online Portal. Please visit www.mywolfcreek.com to create/log on to your account through “My Account”.
2. Once logged into the account you will select “Submit a New Request” located on the bottom of the page. Then select ARC Request.
3. Please make sure you upload the Architectural Home Improvement application and supporting documents before submitting.
4. After submission of the ARC Request you will be able to view your submission, receive updates on the application, leave messages, upload more documents, etc.
5. Please note a common error for all submissions, is file size. The system will not allow submission if the file size exceeds 25MB. If there are any difficulties, you may break up the application into multiple attachments.
6. Having troubles? Please review our Homeowner videos at www.avalonweb.com. You may also view the link here: <https://www.avalonweb.com/how-to-submit-an-arc-application.html>

Email Submission:

1. Please ensure your Architectural Home Improvement application and supporting documents are complete.
2. Please email tarc@avalonweb.com.

Home Improvement applications are available to be digitally filled out. However, the Neighbor Awareness page within the document may need to be printed.

If you need a hard copy please reach out to Management and we can mail you a copy, or you may pick one up at our office located at the address below. A copy may also be obtained at the Wolf Creek Community Center.

We appreciate your willingness to improve the exterior of your home and look forward to assisting you through the process with the Homeowners Association.

WOLF CREEK ARTIFICIAL TURF POLICY FOR FRONT YARD APPLICATIONS, INSTALLATION AND MAINTENANCE

The following policy is designed to assure that our community continues to maintain the beauty that attracted all of us to live here. It is the result of an extensive process performed by the Design Review Committee. There are many cheap artificial turf products available. They won't stand up to UV and turn grey over a year or two. The backing does not support adequate drainage and may not be strong enough to keep the glued surfaces bonded. In addition to aesthetic issues, these policies will protect your investment in converting your yards to Artificial Turf.

Artificial turf may be installed in front and or rear yards after approval by the Wolf Creek Design Review Committee. Any installation without prior approval and compliance with the following requirements is prohibited.

Artificial turf is a synthetic substance made to look like natural grass including the base material. The artificial turf must mimic real tall fescue turfs as closely as possible. Only artificial turf with multi-height, width, textured and colored blades are acceptable in front yards and/or highly public visible areas.

Homeowner's should be aware that artificial turf does require maintenance and has a useful life cycle. As such, it is not to be considered as a non-maintenance, never to be replaced, permanent solution. Organic matter such as leaves shall be regularly removed. Debris and animal waste shall be regularly removed and the turf shall be hosed or washed off to eliminate odors. Raking of the turf and replenishing of infill material shall occur as recommended by the manufacturer or as required to maintain a natural look.

Additional product requirements are found below:

1. Must be highly UV protected and have a natural appearance.
2. The sub-base shall meet Wolf Creek's guidelines and needs to be designed in such a manner as it supports the blades to stand up to heavy traffic.
3. All products shall be 100% permeable backing or require a minimum of 9 holes per 1/8th inch in size per square foot.
4. The life expectancy and color fastness of any or all artificial grass installed must be a minimum of 8 years and the artificial turf should be capable of being broomed.
5. Proof that the product does not contain any lead or known toxic chemicals.
6. Artificial blade height should be within range of 1-5/8" to 2-1/4" high.
7. Proper and adequate drainage must be provided with artificial turf installations and must be clearly noted with the DRC Application.
8. Artificial turf with attached scrim in lieu of porous urethane is prohibited.
9. Installation shall be made in compliance of manufacturer recommendations in all aspects.
10. Artificial turf may not abut neighboring properties. A reasonable break or barrier with plants may be installed to prevent the harsh transition appearance of artificial turf with natural grass. The DRC will review this
11. requirement on an individual basis per application as not all properties are similar.
12. 11. Artificial turf product specifications, warranty, installation details and
13. Product samples shall be provided that clearly indicate the quality of the
14. Product, installation techniques.

Approved 3/21/16

WOLF CREEK MAINTENANCE CORPORATION

DESIGN REVIEW COMMITTEE APPLICATION

(Applicant to Complete)

Please complete this request form, the submittal checklist form and attach a copy of your proposed improvement plans. **Incomplete applications will not be considered and will be returned.** To assure prompt consideration, review all submittal materials for completeness before sending them to the Design Review Committee.

From: _____ Date: _____
Owner

Mailing Address City Zip
() _____ () _____
Area Code Home Phone Number Area Code Work Phone Number

Property address (if different than mailing address):

Architect, Engineer or Applicant's Representative: (If applicable)

Contact Company Name

Description of improvements desired - give full details of type and extent of improvements; materials; colors and location on the lot.

WOLF CREEK MAINTENANCE CORPORATION

NEIGHBOR AWARENESS FORM

(Applicant to Complete)

NOTE TO APPLICANT- This form is designed to advise your neighbors that you propose to construct Improvements on your Lot. Affected neighbors (identified by the management company) must sign this form and they may add their comments in the spaces provided below. Each neighbor must also review and initial each set of plans for proposed Improvements.

NOTE TO NEIGHBORS: This form is to provide to you notice of a proposed Improvement which may occur on adjacent property. This Neighbor Awareness form is part of the Applicant's request for Design Review Committee approval of proposed Improvements. You should review the plans and other materials provided to you and you should indicate your receipt and review by signing below. Each Owner in the Community is subject to the Community Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Wolf Creek, which provides that the Committee has the power to review and approve or disapprove all proposed Owner-installed Improvements in the Community. You are encouraged to write your comments concerning the Improvements below. However, please note that your approval or disapproval of the proposal is not a veto power or an approval right. The CC&R's give the Committee the sole power to make the final decision to approve or disapprove the proposed Improvements.

1. _____
Neighbor name and Address

Signature

Date

AGREE: _____ DISAGREE: _____

2. _____
Neighbor name and Address

Signature

Date

AGREE: _____ DISAGREE: _____

3. _____
Neighbor name and Address

Signature

Date

AGREE: _____ DISAGREE: _____

4. _____
Neighbor name and Address

Signature

Date

AGREE: _____ DISAGREE: _____

NEIGHBOR COMMENTS (attach additional sheets as necessary): _____

Adopted 4/18/05

WOLF CREEK MAINTENANCE CORPORATION

DESIGN REVIEW COMMITTEE APPLICATION

(Applicant to Complete)

I UNDERSTAND AND AGREE THAT:

1. No work on this request shall commence until written approval of the Design Review Committee has been received.
2. The "General Conditions of Approval" section of the Design Guidelines shall apply to any approval.

SIGNATURE:

Applicant: _____ Date: _____

Received by the Design Review Committee: _____ Date: _____

(Do Not Write Below Line - To Be Completed By Design Review Committee Only)

Committee Comments:

☐ APPROVED

☐ DISAPPROVED

☐ Incomplete Submittal

☐ Require Additional Information

☐ RETURNED TO APPLICANT/OWNER

Date: _____

☐ CONDITIONAL APPROVAL

☐ Community CC&R's

☐ Notes on plans

☐ Appearance Evaluation Review Checklist

☐ Letter dated _____

☐ Notes on plans

☐ Neighbor Review Signature

☐ Neighbor Review Signature

COMMITTEE SIGNATURE(S):

Signature

Date

Signature

Date

Signature

Date