

TBMD ARCHITECTURAL REVIEW REQUEST FORM

Two Bridges Metropolitan District
Attn: Charles Wolfersberger and
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For Office Use Only Date Received _____ Crucial Date _____
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HOMEOWNER'S NAME(S): _____
ADDRESS: _____
E-MAIL ADDRESS: _____
PHONE(S): _____

My request involves the following type of improvement(s):

- | | | |
|--|--|---|
| <input type="checkbox"/> Painting | <input type="checkbox"/> Patio Cover | <input type="checkbox"/> Drive/Walk Addition |
| <input type="checkbox"/> Fencing | <input type="checkbox"/> Roofing | <input type="checkbox"/> Basketball Backboard |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Room Addition | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Deck/Patio Slab | <input type="checkbox"/> Accessory/Building/Shed | |

Include one copy of your plot plans, and describe improvements showing in detail what you intend to accomplish (see Section 2 of the Rules, Regulations, and Design Guidelines of Two Bridges). Be sure to show existing conditions as well as your proposed improvements and any applicable required screening. Example: if you will be building a storage shed, be sure to indicate lot size, fence locations, dimensions, materials, any landscape or other screenings, etc. (see the Rules and Regulations for requirement details for your specific proposed Improvement).

I understand that I must receive approval from the ARC in order to proceed with installation of Improvements if Improvements vary from the Rules and Regulations or, are not specifically exempt. I understand that I may not alter the drainage on my lot. I understand that the ARC is not responsible for the safety of Improvements, whether structural or otherwise, or conformance with building codes or other governmental laws or regulations, and that I may be required to obtain a building permit to complete the proposed Improvements. The ARC and the members thereof, as well as the District, the Board of Directors, or any representative of the ARC, shall not be liable for any loss, damage or injury arising out of or in any way connected with the performance of the ARC for any action, failure to act, approval, disapproval, or failure to approve or disapprove submittals, if such action was in good faith or without malice. All work authorized by the ARC shall be completed within the time limits established specified below, but if not specified, not later than one year after the approval was granted. I further understand that following the completion of my approved Improvement the ARC reserves to right to inspect the Improvement at any time in order to determine whether the proposed Improvement has been completed and/or has been completed in compliance with this Architectural Review Request.

All work to be completed no later than: _____

Date: _____

Homeowner Signature: _____

Homeowner Signature: _____

ARC Action:

- Approved as submitted
- Approved with following exception:
- Approved subject to the following requirement:
- Disapproved for the following reasons:

All work to be completed no later than: _____

ARC Signature: _____ Date: _____

ARC Signature: _____ Date: _____

ARC Signature: _____ Date: _____

SUBMITTAL FEES

Submittal Fees shall be charged on the following schedule each submittal:

- Structural/Major Landscaping: Fee - \$100 total for up to two Structural/Major Landscaping category selections. **Please make separate submissions for each Structural/Major Landscaping project but pay only \$100 for two projects.**
- Accessory: Fee - \$50 total for up to three Accessory category selections
- Decorative: Fee - \$20 total for up to three Decorative category selections
- Combined: Fee - higher fee of three items submitted

Notes: The following items have been highlighted (due to a history of issues) and must be acknowledged and included in your plan:

- ___ 1. The homeowner has read and understands Section 3 of the Rules, Regulations, and Design Guidelines posted on the TBMD website in its entirety. For landscaping submittals, the homeowner understands the requirements of Section 3.38 (Front, Back, and Side Yard Landscaping) delineating the minimum requirements for tree and shrub sizes, numbers, and types, per lot size. In addition, a list of planting material must be included with your submission.
- ___ 2. Maximum amount of sod/turf allowed is 3,333 square feet.
- ___ 3. Building and landscape materials WILL NOT be dumped in the roadway. It is a covenant violation as well as a traffic violation.
- ___ 4. Construction vehicles must be legally parked and delineated with safety cones while on the roadway.

**This is an “At a Glance” reference guide for ARC Form Rules, Regulations and Fees*
For further details refer to the TBMD website under
Rules, Regulations and Design Guidelines**

*These are TBMD fees only, other government or professionals (e.g. Engineers, architects) may require fees as well.

If your Improvement is not listed, please contact the management company (Section 1.5) for guidance.

Homeowners may select up to three items per category for one submission fee.
For selections across categories, homeowners may select three items and default to the highest fee category for the one submission fee.
A maximum of three items per submission, for more items (an) additional submission(s) are needed.

Structural/Major Landscaping: Fee - \$100 total for up to two Structural/Major Landscaping category selections

- 3.2 Accessory Buildings
- 3.3 Additions and Expansions
- 3.9 Balconies / see 3.17 Decks
- 3.17 Decks
- 3.23 Driveways
- 3.26 Fences (includes pet and pool fencing)
- 3.31 Gazebos
- 3.34 Greenhouses
- 3.38 Front, Back and Side Yard Landscaping
- 3.44 Patio Covers
- 3.45 Patio – Enclosed / see 3.3 Additions and Expansions
- 3.46 Patio – Open / ref 3.17 Decks
- 3.47 Paving
- 3.53 Pools
- 3.59 Saunas / ref 3.2 Accessory Buildings
- 3.63 Sheds (greater than 3’x5’x6’) / ref 3.2 Accessory Buildings
- 3.70 Storage Sheds / see 3.2 Accessory Buildings
- 3.80 Walls / see 3.26 Fences and 3.81 Walls, Retaining
- 3.81 Walls, Retaining
- 3.85 Window Replacement
- 3.87 Xeriscape

Accessory: Fee - \$50 total for up to three Accessory category selections

- 3.5 Air Conditioning Equipment (not required for replacement of existing unit)
- 3.8 Backyard Sports Pads and Sports Courts / ref 3.39 Lights and Lighting
- 3.10 Barbeque/Gas Grills (permanent or built ins)
- 3.18 Dog Houses
- 3.19 Dog Runs
- 3.21 Doors (security style or color/material change)
- 3.24 Evaporative Coolers / ref 3.5 Air Conditioning Equipment, and 3.48 Pipes
- 3.25 Exterior Lighting / see 3.39 Lights and Lighting

- 3.27 Fire Pits (permanent or built in)
- 3.29 Flagpoles (freestanding)
- 3.30 Garden Beds – flower or vegetable
- 3.32 Generators/Power Sources
- 3.36 Hot Tubs
- 3.39 Lights and Lighting
- 3.43 Painting (color change)
- 3.48 Pipes/Equipment Screening
- 3.49 Play Structures and Sport Equipment
- 3.50 Playhouses (greater than 24 sq ft, greater than 6 ft high) / ref 3.2 Accessory Buildings
- 3.51 Poles / see 3.29 Flags/Flagpoles
- 3.52 Ponds and Water Features
- 3.56 Roofing Materials (different color/materials as existing roof) / ref 3.2 Accessory Buildings
- 3.57 Rooftop Equipment
- 3.65 Siding
- 3.67 Solar Energy Devices
- 3.68 Spas / see 3.36 Hot Tubs
- 3.72 Swamp Coolers / see 3.5 Air Conditioning Equipment
- 3.73 Swing Sets / see 3.49 Play Structures and Sport Equipment
- 3.76 Tree Houses
- 3.79 Vents / see 3.57 Rooftop Equipment
- 3.86 Windows: Tinting, Security Bars, Well Covers, etc.

Decorative: Fee - \$20 total for up to three Decorative category selections

- 3.4 Address Numbers
- 3.7 Awnings
- 3.16 Cloth or Canvas Overhangs / ref 3.42 Overhangs/Sunshades/Awnings - Cloth or Canvas
- 3.41 Ornaments/Art – Landscape/Yard (greater than 3 ft high, poles greater than 4ft high)
- 3.42 Overhangs/Sunshades/Awnings - Cloth or Canvas
- 3.64 Shutters – Exterior
- 3.66 Signs (Other than specified as ‘approval not required’ in Section 3.66 Signs)
- 3.69 Statues or Fountains (front yard and/or greater than 4ft high)
- 3.71 Sunshades / see 3.7 Awnings
- 3.77 Vanes / see 3.82 Weather Vanes and Directionals
- 3.82 Weather Vanes and Directionals

No approval required

- 3.6 Antennas/Satellite Dishes (as permitted under federal statutes or regulations)
- 3.11 Basketball Backboards (portable only)
- 3.12 Birdbaths (back yard only) / Ref 3.69 Statues or Fountains
- 3.13 Birdhouses and Bird Feeders (size and quantity limitations)
- 3.15 Clothes Lines and Hangers (temporary mount, back yard only)
- 3.21 Doors (unless color/material change or security door)
- 3.27 Fire Pits (portable only)
- 3.29 Flagpoles (house mount only)
- 3.35 Hanging of Clothes / See 3.15 Clothes Lines and Hangers
- 3.39 Lights and Lighting (holiday lighting only)
- 3.41 Ornaments/Art – Landscape/Yard (less than 3 ft high, poles less than 4ft high)
- 3.43 Painting (no color change only)
- 3.50 Playhouses (less than 24 sq ft and less than 6 ft high)

- 3.54 Radio Antennae / see 3.6 Antennae/Satellite Dishes (as permitted under federal statutes or regulations)
- 3.55 Radon Mitigation Systems
- 3.56 Roofing Materials (same color/materials as existing roof only)
- 3.58 Satellite Dishes / see 3.6 Antennae/Satellite Dishes
- 3.60 Screen Doors / see 3.21 Doors
- 3.61 Seasonal Decorations / ref 3.39 Lights and Lighting
- 3.62 Security Devices
- 3.63 Sheds (less than 3'x5'x6') / 3.2 Accessory Buildings
- 3.66 Signs (As specified in 3.66 Signs)
- 3.69 Statues or Fountains (rear yard and less than 4ft high only)
- 3.74 Television Antennae / see 3.6 Antennae/Satellite Dishes
- 3.85 Windows: Tinting, Security Bars, Well Covers, etc. (Well covers only, per Section 3.85 specifics)

Not allowed

- 3.6 Antennas/Satellite Dishes (if not permitted under federal statutes/regulations)
- 3.14 Carports
- 3.37 Kennels
- 3.40 Livestock/Animals/Dogs
- 3.84 Wind Electric Generators

Other: Informational

- 3.20 Domestic Wells and Rural Water
- 3.22 Drainage
- 3.28 Firewood Storage
- 3.33 Grading and Grade Changes / See 3.22 Drainage
- 3.75 Trash Containers
- 3.78 Vehicular Parking, Storage and Repairs
- 3.83 Wells / See 3.20 Domestic Wells and Rural Water