

RIVERCHASE ARCHITECTURAL COMMITTEE  
RESIDENTIAL REVIEW FORM *264*

OWNER/BUILDER Park Lane Properties DATE RECEIVED July 18 '89  
SUBDIVISION PCE 27 LOT 2703  
SUBMITTED BY Carthay Mason  
TITLE OF PLANS \_\_\_\_\_ DESIGNER \_\_\_\_\_

PRELIM.	FINAL	REV.		Approved	Not Approved
( )	( )	( )	BUILDING PLAN	_____	_____
( )	( )	( )	EXTERIOR COLOR/MATERIALS	Approved	Not Approved
( )	( )	(X)	<u>Plot Plan</u>	Approved <input checked="" type="checkbox"/>	Not Approved

A. GENERAL REQUIREMENTS:

- The actual site plans for buildings, driveways, turnarounds, etc., and any/all clearing plans shall be approved in the field by an RAC representative. Written verification of field approval will be provided upon request.
- A site plan must be submitted to and approved by the RAC prior to beginning construction.
- All stack pipes, exhaust fans, and other roof projections shall be located on the rear side of building roofs. All such roof projections and flashing shall be painted a color to match the approved roofing color.
- Landscaping must be completed prior to occupancy of homes.
- All horizontal lapped siding shall be of either cedar, redwood, or masonite without bead and shall have a maximum of eight inches per board exposed to weather unless otherwise approved in writing by the RAC.
- Front steps shall be constructed of brick the same as that approved for construction of the house unless otherwise approved by the RAC.
- All shutters shall be wood paneled or typical wood louvred.

B. PROPOSED HOUSE PLANS: Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ See Comments \_\_\_\_\_

(KEY: F-front; B-back; L-left; R-right)

- |  |   |  |  |
|--|---|--|--|
| 1. Style:  | 2. Stories:   | 3. Wings:  | 4. Foundation:   |
| <input type="checkbox"/> Cape Cod<br><input type="checkbox"/> Colonial<br><input type="checkbox"/> Country<br><input type="checkbox"/> English Tudor<br><input type="checkbox"/> Other _____ | <input type="checkbox"/> French<br><input type="checkbox"/> Rustic<br><input type="checkbox"/> Traditional<br><input type="checkbox"/> Williamsburg<br><input type="checkbox"/> Other _____ | <input type="checkbox"/> 1 story<br><input type="checkbox"/> 1 1/2 story<br><input type="checkbox"/> 2 story<br><input type="checkbox"/> split level<br><input type="checkbox"/> split foyer | <input type="checkbox"/> w/R-wing<br><input type="checkbox"/> w/L-wing<br><input type="checkbox"/> basement<br><input type="checkbox"/> crawl<br><input type="checkbox"/> slab |
5. Minimum req. roof pitch: \_\_\_\_\_ See approved plans \_\_\_\_\_ 6 in 12 \_\_\_\_\_ 7 in 12
6. Exterior Finish Materials: Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ See Comments \_\_\_\_\_
- |                            |                     |                                  |             |
|----------------------------|---------------------|----------------------------------|-------------|
| Proposed For:              | Brick               | Siding                           | Other:      |
| a. Basement/Foundation     | F B L R             | F B L R                          | F B L R     |
| b. First Floor/Level       | F B L R             | F B L R                          | F B L R     |
| c. Second Floor/Level      | F B L R             | F B L R                          | F B L R     |
| d. Third Floor/Level/Gable | F B L R             | F B L R                          | F B L R     |
| e. Roofing:                | Typical Composition | Dimensional Composition Required | Other _____ |
7. Proposed Garage: Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ See Comments \_\_\_\_\_
- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> attached<br><input type="checkbox"/> basement | <input type="checkbox"/> FR-entering<br><input type="checkbox"/> FL-entering | <input type="checkbox"/> BR-entering<br><input type="checkbox"/> BL-entering | <input type="checkbox"/> R-side entering<br><input type="checkbox"/> L-side entering |
|--|--|--|--|
8. Driveway and Turnaround Areas:
- \_\_\_\_\_ may be concrete  
 \_\_\_\_\_ must be exposed concrete aggregate, medium to dark brown in color  
 \_\_\_\_\_ unless otherwise approved by RAC.
9. Proposed Square footage (heated & air cond. finished floor space only):
- |       |                    |
|-------|--------------------|
| _____ | basement           |
| _____ | first floor/level  |
| _____ | second floor/level |
| _____ | third floor/level  |
| _____ | total              |
- \_\_\_\_\_ Complies \_\_\_\_\_ Does not comply with \_\_\_\_\_ min. \_\_\_\_\_ max. requirement

C. COMMENTS:

The RAC approves the 11 ft side attack  
variance - see attached.

The following checked ( ) items must be submitted to the RAC for review and approval:  
 landscape plan \_\_\_\_\_ exterior color chart \_\_\_\_\_ plot plan \_\_\_\_\_

Other(s) \_\_\_\_\_

A copy of this review is on file in the Riverchase office and a copy has been sent to the homebuilder/homeowner.

THE SCOPE OF REVIEW BY THE RIVERCHASE ARCHITECTURAL COMMITTEE IS LIMITED TO APPEARANCE ONLY AND DOES NOT INCLUDE ANY RESPONSIBILITY OR AUTHORITY TO REVIEW FOR STRUCTURAL SOUNDNESS, COMPLIANT WITH BUILDING CODES OR STANDARDS, OR ANY OTHER SIMILAR OR DISSIMILAR FACTORS.

APPROVAL OF THE ABOVE-REFERENCED PLANS SHALL TERMINATE AND BE RENDERED VOID IF CONSTRUCTION IS NOT BEGUN WITHIN SIX (6) MONTHS AFTER THE DATE OF SUCH APPROVAL BY THE RIVERCHASE ARCHITECTURAL COMMITTEE.

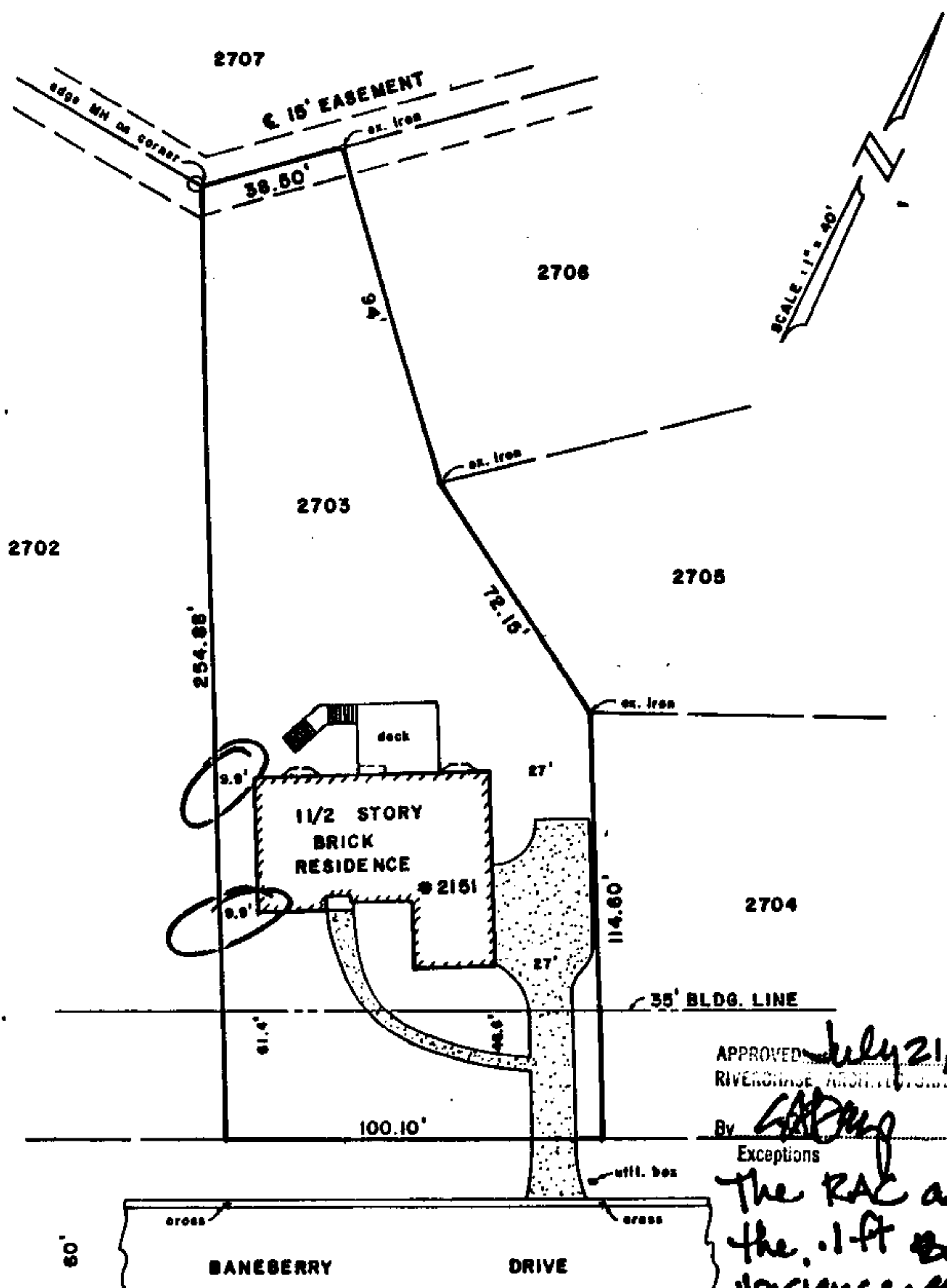
THE RIVERCHASE ARCHITECTURAL COMMITTEE

DATE: July 21 '88

BY: \_\_\_\_\_

Carthay Mason

BOOK 196 PAGE 899



APPROVED July 21, 88  
RIVERCHASE ARCHITECTURAL COMMITTEE

By [Signature]  
Exceptions  
The RAC approves  
the .1 ft setback  
variance as  
indicated

# RECORDING FEES

Recording Fee \$5.00  
Index Fee 1.00  
TOTAL 6.00

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 JUL 29 PM 12:27

STATE OF ALABAMA  
JEFFERSON COUNTY

JUDGE OF PROBATE

I, Laurence D. Weygand, a registered Engineer- Land Surveyor, certify that I have surveyed Lot 2703, Block - RIVERCHASE COUNTRY CLUB 27TH ADDITION as recorded in Map Volume 11, Page 58, A & B, in the office of the Judge of Probate SHELBY County, Alabama; that there are no rights-of-way, easements, or joint driveways over or across said land visible on the surface except as shown; that there are no electric or telephone wires (excluding wires which serve premises only) or structures or supports therefor, including poles, anchors and guy wires, on or over said premises except as shown; that I have consulted the Federal Insurance Administration "Flood Hazard Boundry Map" and found that this property is not located in "a special flood hazard area", that there are no encroachments on said lot except as shown; that improvements are located as shown above; and that the correct address is as follows: 2151 BANE BERRY DRIVE; according to my survey of: JULY 6, 1988

WILSON

Order No 63179

Laurence D. Weygand  
Laurence D. Weygand, Reg. No. 10373 phone: 871-7620  
1700 So. 20th Court Suite 120 Birmingham AL 35206

RECEIVED  
JUL 18 1988