

Wildflower Architectural Control Committee
W178 N9912 Rivercrest Drive, Suite 101
Germantown, WI 53022-4645
(262) 251-3700
RealEstate@JBJCompanies.com

ARCHITECTURAL APPROVAL CHECKLIST

When you are ready to begin the building process **and prior to applying for a building permit**, you will need to submit your construction plans to the Architectural Control Committee (ACC) for approval. Plans can be emailed as a PDF to RealEstate@JBJCompanies.com. The approval process will take approximately 1 week. Below is a checklist to help you expedite your approval process. Please refer to the Declaration of Covenants, Conditions and Restrictions of Wildflower.

☐ **Submit a survey prepared by a licensed surveyor.**
The survey must show the house placement, driveway location and proposed yard grade. Please refer to the Grading Plan for recommended grades.

☐ **Submit the home construction plans.** (Note: A copy will remain on file with the ACC.)
Plans must meet the following minimum guidelines:

- Minimum square footage (One Story: 2,200 sq.ft.; More than One Story: 2,500 sq.ft.) (Note: Finished basements do not count toward the minimum square footage. Total square footage must be listed on the plan.)
- A minimum of 2 car attached garage (450 sq.ft.); Side entry garages are encouraged but not required.
- Minimum roof pitch of 10:12 for one story and 8:12 for more than one story with dimensional shingles.
- Window treatments consistent on all 4 elevations of home.
- The type of exterior materials must be listed on the plan. No aluminum, metal or vinyl siding shall be permitted.
- Front exterior elevation of the house and attached garage must consist of approximately twenty-five (25%) or more of brick, stone, or other masonry material (stucco) terminating at an inside corner or wrapped around a corner.
- Vertical siding on the exterior walls shall terminate at an inside corner. Exterior masonry walls must abut another wall.
- On lots that require basement exposures, the house plan must show exposed areas and the siding treatment and windows.

☐ **Submit exterior colors and samples. A picture of the materials may be sufficient. Please label the location of the materials.**

☐ **Submit a cover letter with whom to contact if there are questions on the plan.**

The Architectural Control Committee (ACC) has the right to request and require changes, additions and/or deletions of architectural details to your plan. The above listed items are a minimum guideline as outlined in the Declaration of Covenants, Conditions and Restrictions. The ACC review process is subjective and will consider the minimum requirements along with overall curb appeal for the best fit of the proposed home into the subdivision. After the ACC has reviewed your plan, it will be returned as either "Approved as Submitted", "Approved as Corrected" or "Not Approved". In the case of "Not Approved" the plan must be resubmitted for approval.

As construction is nearing completion, please remember to do following:

☐ Each lot must be landscaped within 1 year after the home is complete. During the time the lot is not landscaped the homeowner is responsible to maintain erosion control measures to prevent dirt, mud and silt from washing and eroding onto streets and neighboring properties.

☐ A hard surfaced driveway must be installed within 1 year of occupancy. Check with the building inspector to see if a driveway permit is required.