

# TWELVE MILE RIDGE HOA ARCHITECTURAL APPLICATION

1905 Sunset Blvd, Suite E, W. Columbia, SC 29169

[TwelveMileRidge@gmail.com](mailto:TwelveMileRidge@gmail.com)

803-457-2442

Homeowner Name and Address: \_\_\_\_\_

Homeowner Phone and Email: \_\_\_\_\_

Homeowner must initial each checklist item:

- \_\_\_\_\_ It is the responsibility of the homeowner to read in entirety the CCRs & By-Laws.
- \_\_\_\_\_ Indicate on the application if the request is for: Installation, Removal or Replacement.
- \_\_\_\_\_ If the request has multiple parts, they must be presented as one project per application.
- \_\_\_\_\_ Homeowners must wait until approval is communicated to begin projects.
- \_\_\_\_\_ Approvals are granted for 6 months once approval is communicated.
- \_\_\_\_\_ The Board of Directors may ask for further documentation at the conclusion of the project.
- \_\_\_\_\_ It is the owner's responsibility to obtain and source qualified contractors and obtain permits.
- \_\_\_\_\_ It is the applicant's responsibility to abide by building code, laws, zoning and regulations.
- \_\_\_\_\_ It is the owner's responsibility to maintain the upkeep of improvements completed on home/lot, and to ensure they do not encroach upon or become a nuisance to neighboring lots, including foliage.
- \_\_\_\_\_ The homeowner must provide as much detail as possible in terms of materials, images, dimensions, digital pictures, color palettes, and specific areas of the home or lot being altered.
- \_\_\_\_\_ If the project requires a temporary dumpster or port-a-potty, you must request length of time per project on application. Port-a-potties shall be discreet and screened from street view.
- \_\_\_\_\_ The application must be within the scope of work pertaining to the request in relation to CCR's and By-Laws. All applications require a lot rendering and must demonstrate the fencing, gates, patios, walkways, elevated porches, stairwells, decks, swimming pools, installed/poured (cement) pads, garden plots, windows/doors, shutters, exterior alterations, installation of trees, removal of trees, installed basketballs goals, driveways, additional building/structures with foundation information, sheds, must all be in accordance of CCR's and By-Laws in terms of setbacks, size, location on the lot, dimensions, architectural appeal and design, and specific materials used, being requested in harmonious style to the lot and community as a whole.
- \_\_\_\_\_ The Board of Directors will be held harmless in regards to application approval being suitable for design, planning, appearance, warranty, permit, effects, topography, guarantees, insurances or damages.
- \_\_\_\_\_ Attached documents to include: lot/plat (not hand drawn) with accurate dimensions displaying alterations, materials, images, color palettes, etc. and accompanying TMR Architectural Application.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

TMRApprovedFEB25

**See the Twelve Mile Ridge CCR's and By-Laws to read all rules and regulations in their entirety.**

# Twelve Mile Ridge HOA Architectural Application

You may email completed form to [TwelveMileRidge@gmail.com](mailto:TwelveMileRidge@gmail.com)

Or submit in your homeowner portal on Appfolio

Association Management Prof. 1905 Sunset Blvd, Ste E, W. Columbia, SC 29169

Phone: (803) 457-2442

Date of Application: \_\_\_\_\_ Requested Project Date: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_

Homeowner Address: \_\_\_\_\_

Owner Contact Number: \_\_\_\_\_

Owner Email Address: \_\_\_\_\_

Please describe your request using as much details as possible: (structures, additions, removals, replacements, alterations, height, measurements, colors, materials, etc.):

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*You must provide a copy of your property plat showing measurements of where your structure will be placed and/or pictures with measurements so that visualization can be studied, considered and recorded. **You may access this from the county website.** <https://maps.lex-co.com/OneMap/>*

*You are also responsible for obtaining any and all permits required to complete the project. Any damage caused to other lots as a result of project completion should be addressed with those lot owners individually.*

*You also understand that failure to complete the project per the approved application will result in steps being taken by the Board of Directors to comply with any and all corrective actions needed, including monetary fines and legal proceedings.*

*Any modifications to the original architectural application must be submitted to the HOA for approval prior to moving forward with the project. Applications are approved for 6 months unless explicitly stated. After 6 months you must reapply for continuance.*

*Plans and specifications approved are not approved for engineering and structural design or quality of materials, and by approving such plans and specifications, neither the Architectural Review Committee, the Board of Directors, the Management Company, the members thereof, nor the association assumes liability or responsibility for any defect in any structure constructed or damage to other lots or structures from approved plans.*

*You are responsible for hiring and ensuring that all contractors are licensed or approved for the work to be completed and are covered by all applicable insurances including general liability and workers compensation.*

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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See the Twelve Mile Ridge CCR's and By-Laws to read all rules and regulations in their entirety.