

HERITAGE KNOLLS

Architectural Review Form Updated January 2023

Date Required Documents Submitted:	
Name:	
Address:	
Phone Day:	Evening:
E-Mail:	

Submitting this form does not give you the authority to proceed with work. You must allow up to 15 days after submission of ALL required documents for board approval. A request not acted upon within 15 days will be considered to have been approved unless the applicant’s account is delinquent.

Submit completed Architectural Review form to: secretary@heritageknolls.net

Architectural Review Guidelines for the Homeowner:

Homeowner Modifications, Additions, or Alterations

All significant external modifications including room additions, fences, decks, patios, sheds, siding, roofs, driveway, walkways and alternative energy systems, etc. must be approved in advance by the Board. These will be approved provided they do not degrade the appearance of the neighborhood, are consistent with the Covenants, are applied for in a timely manner, and appear to be in conformance with applicable regulations. An architectural review request will automatically be disapproved if the applicant’s account is delinquent.

HK Bylaws - Article IX Section 1

*Note: Like for like replacements that **comply with current** guidelines do not need HOA approval. As long as the material, dimensions, location, style and color are the same as what is being replaced and it **complies with current specifications** it is a Like-for-Like replacement. Also, you do not need HOA approval to replace windows, entry doors or garage doors.*

******* Heritage Knolls Architectural Specifications *******

Section 1 – Homeowner Modifications: All significant external modifications such as additions, fences, decks, patios, etc. must be approved in advance by the Board. These will be approved provided they do not degrade the appearance of the neighborhood, are consistent with the Covenants, are applied for in a timely manner, and appear to be in conformance with applicable regulations. An architectural review request will automatically be disapproved if the applicant’s account is delinquent. *Source: Bylaws Article IX – Architectural Review*

Section 2 – Architectural Review Requests: Requests are to be submitted via the Heritage Knolls Architectural Review Form, or equivalent, to a member of the Board at least 30 days before the start of construction. *Source: Bylaws Article IX – Architectural Review*

2.1 Requests must be accompanied with a statement of concurrence or non-concurrence from adjoining Heritage Knolls Homeowners. Statements from adjoining property owners in other subdivisions may be submitted, but are not required.

Section 3 – Architectural Review Process: A Board member, upon receipt of an architectural review request is to promptly forward the request to President of the Board, or his/her designee. The Board will then be polled to obtain a majority conclusion. The requestor will be advised of the majority conclusion. The conclusion of this review will be entered into the minutes of the next regularly scheduled meeting of the Board. *Source: Bylaws Article IX – Architectural Review*

Section 4 – Architectural Review Approval: An architectural review request not acted upon with 15 days will be considered to have been approved unless the applicant’s account is delinquent. *Source: Bylaws Article IX – Architectural Review*

Section 5 – Signs: The prohibition in the Covenants against signs is understood to refer to commercial signs, and does not restrict the right of the homeowner to display temporary “for sale”, “garage sale”, reasonable political preference, maintenance (e.g. painter) work in progress, or other such signs. Note that signs are limited to 2 feet by 2 feet. *Source: Bylaws Article IX – Architectural Review, Covenants and Restrictions – Section 6.*

Section 6 – Swimming Pools - No above ground swimming pools shall be erected, placed or maintained upon any of the lots. *(Source: HK Covenants ARTICLE VII - Section 11.*

Section 7 – Pond Fences: Proposals for fences abutting Association property (the pond) will not be approved.

Section 8 – Fence Specifications: *Bylaws Article IX – Architectural Review Section 8)*

Perimeter Fences (along Naper Blvd.):

- 1) Natural wood color - Same color as adjacent fences (weathered wood)
- 2) 5 ft tall north of the pond
- 3) 6 ft tall south of the pond
- 3) Shadow box, flat top
- 4) Must apply for city permit and meet all city codes.
- 5) Corner lots must comply with city code regarding street safety.

All other fences within Heritage Knolls:

- 1) Natural wood color - Same color as adjacent fences (weathered wood)
- 2) 4- 5 ft tall, no more than a 1foot deviation from the adjacent perimeter fences
- 3) Be open picket or shadow box.
- 4) Must apply for city permit and meet all city codes.

c) **No metal or stockade fences are permitted.** *(HK Covenants Article VI, Section 2.)*

Note: This restriction applies primarily to chain-link and wire fences. The HOA has approved some decorative metal fences.

d) **Proposals for fences abutting Association property (the pond) will not be approved.** *(HK By-laws Article IX, Section 7)*

e) The HOA will not approve fences that are past the front corners of house.

Section 9 – Sheds and Outdoor Storage: *Bylaws Article IX – Architectural Review- Section 9)*

The Board as part of the Architectural Review process must approve all sheds or outdoor storage units.

- 1) Maximum size: 8 feet high x 10 feet x 12 feet
- 2) Metal is prohibited. The Board may approve all other materials.
- 3) Placement: The Board will approve placement on a case-by-case basis. The intent is to make the shed or outdoor storage as unobtrusive as possible for neighbors.
- 4) Color: The Board will approve placement on a case-by-case basis. The intent is to make the shed or outdoor storage as unobtrusive as possible for neighbors.
- 5) Homeowner is responsible to contact city and comply with all city codes.

Section 10 - Renewable Home Energy Systems: (Source *Bylaws Article IX – Architectural Review- Section 10*)

HK will work on a case by case basis through our Architecture Review process with Homeowners who want to install a Small Wind or Home Solar system, just as we currently do today when a Homeowner wants to construct a room addition.

- 1) All renewable home energy systems must comply with the City of Naperville Building codes and State law.
- 2) As with any exterior addition, an Architecture Review form must be submitted to the Board for approval of aesthetic considerations.
- 3) These systems must be professionally installed and a copy of the contractor's proof of insurance needs to be provided to the Association with the approval request.
- 4) Given the rapid development of these new technologies, these considerations will include, but are not limited to placement, height, setback, screening, color, noise and maintenance on a case by case basis.

Section 11 – Architectural Review Case Book: A “Case book” of architectural review determinations will be maintained for future reference by the Heritage Knolls Homeowners Association President. Source *Bylaws Article IX – Architectural Review- Section 11*

Restrictions summary concerning structures: (Source: ARTICLE VII - COVENANTS AND RESTRICTIONS)

Section 2. All dwelling units constructed in HERITAGE KNOLLS UNITS I AND H shall provide at a minimum the following square footage of finished living quarters:

- a) one-story dwelling units: 2,000 square feet
- b) two-story dwelling units: 2,600 square feet

Section 3. All dwelling units shall conform to the following requirements:

- a) One-story dwelling units shall have an all masonry front
- b) Two-story dwelling units with aluminum shall have an all masonry front including all bays, returns, and garage front.
- c) All cedar homes are permitted notwithstanding the foregoing.
- d) All aluminum homes are not permitted.

Note: The HOA has approved use of modern materials such as composite decking and cement fiber board siding.

Section 9. No drilling or mining operations of any type whatsoever shall be permitted upon or in any of the lots, nor shall any wells, tanks, tunnels, excavations or shafts be permitted upon or in any of the lots. No derrick or other structure designed for use in ring for off or natural gas shall be erected, maintained, or permitted upon any of the lots.

Section 10. No exterior television antennas, television satellite dishes, radio antennas, or lights of any type whatsoever shall be erected or *installed* and maintained, temporarily or permanently,

except such antennas or lights which shall be erected or installed or approved by the Covenantor or the Homeowners Association.

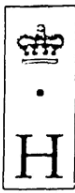
Note: The HOA ban on external antennas is no longer enforceable due to FCC rulings and 1st Amendment rights.

Note: The HOA does allow decorative landscape lighting and holiday lighting.

Section 11. No above ground swimming pools shall be erected, placed or maintained upon any of the lots.

Section 12. All structures to be erected shall comply with all government regulations, including zoning and building codes.

Section 13. There shall be a private easement of ingress and egress for the benefit of the owners and occupants of the lots and their invitees over that portion of the lots where designated on the recorded plat of subdivision for HERITAGE KNOLLS UNITS I AND II.



HERITAGE KNOLLS

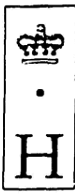
CHECKLIST OF REQUIRED INFORMATION

<input type="checkbox"/>	<i>Constructions plans and specifications, showing the nature, kind, shape, dimensions, materials, and or color scheme of the building or structure. (Pictures are helpful). (HK Covenants Article VI, Section 2a)</i>
<input type="checkbox"/>	<i>Plat or survey showing the location on the lot of the building or structure as surveyed by any surveyor specified by the homeowner. (HK Covenants Article VI, Sections 2b)</i>
<input type="checkbox"/>	<i>A grading plan as engineered and drawn by any engineer specified by the homeowner if applicable (HK Covenants, Article VI Section 2c)</i>
<input type="checkbox"/>	<i>Attach product literature if appropriate or applicable.</i>
<input type="checkbox"/>	<i>Requests must be accompanied with a statement of concurrence or non-concurrence from adjoining Heritage Knolls Homeowners. Statements from adjoining property owners in other subdivisions may be submitted, but are not required. (HK By-laws Article IX 2.1)</i>
<input type="checkbox"/>	<i>Secure a city permit after HOA acceptance and accept full responsibility for meeting city code. If city code requires any changes, please inform HOA.</i>

Proposed Construction Date: _____

I/We are requesting the following modifications(s) to my (our) property:

(Attach all necessary documents as indicated above.)



HERITAGE KNOLLS

IF SUBMITTING A FENCE REQUEST THE FOLLOWING INFORMATION IS REQUIRED :

Fence Height

- 4'
- 5'
- 6' (Only applicable to perimeter fence south of pond)

Fence Style

- Open Gothic Picket
- Shadow Box

Does the fence border Naper Boulevard or perimeter fences bordering neighboring subdivisions?

- Yes
- No

Below is a list of all of my adjoining neighbors and their comments on my proposed changes/additions:

Name	Address	Comments

I hereby agree that I have read and understood all of the applicable laws and regulations contained in the Heritage Knolls covenants and bylaws regarding new or modified construction on my property. I also understand that it is my sole responsibility to conform to all of these as well as City of Naperville and other applicable government regulations.

Signature of Homeowner(s):
