



Wellsgate Architectural Review Process

The Architectural Review Committee (ARC) strongly encourages property owners and contractors to review the Wellsgate Declaration of Covenants, Conditions and Restrictions as well as the Wellsgate Architectural Review Guidelines located under the builders/contractors' tab on our website; www.wellsgate.org.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLSGATE, Article VIII Architectural Control

Section 1. Architectural Review

No building, fence, wall or other structure shall be commenced, erected, placed, altered or maintained upon the property, nor shall any exterior additions to or change or alteration therein be made until the proposed plans and specifications showing the nature, kind, shape, height, materials, exterior color or finish, (plot plan showing the proposed location of such building or structure, drives and parking areas), landscape plan, and constructions schedule shall have been submitted to and approved in writing by the Architectural Review Committee designated by the Board. No alteration in the exterior appearance of any building or structure shall be made without like approval from the Architectural Review Committee. No propane gas storage tank or related equipment or fixtures may be installed upon any Lot without like approval.

Procedural Process:

- a. Complete the Architectural Design Review Application located on Wellsgate website, wellsgate.org, under the ARC section. You will be contacted and told what documents will be needed and the amount of the review fee and deposit if any.
- b. Submit the required documents with the review fee and refundable deposit to Keith Collins Company, Wellsgate's management company. *(The deposit will be held for the duration of the project. Violation of covenants, building hours, etc. will result in possible fines and deductions from the deposit)*
- c. The ARC will then review the plans and respond in writing with approval, approval with stipulations and/or additions, more information needed for review, or not approved. The ARC has up to thirty (30) days to review your request. Checks should be made out to *Wellsgate Owners Association*.
- d. Upon successful completion without having fines assessed, the deposit will be refunded.



General Information

1. Builders' and lot owners' names must be completed on all forms before plans can be submitted for approval.
2. If plans are approved, a site inspection must be made before the foundation can be poured. Please call Katrina Cousar at (662)-236-9611. Please send e-mail to kcousar@ketihcollinsco.com for the inspection to be arranged. We will then arrange for the inspection. A foundation inspection must also be made after the foundation is poured.
3. Each building site must have a dumpster on lot and it must be emptied when full. Lots must be cleaned daily. All loose trash must be put in the dumpster immediately to keep it from blowing throughout the property into neighbors' yards.
4. Home sizes must conform to the proper square footage and be approved prior to construction. All houses are to be built in strict accordance with the sizes set out for each Phase of Wellsgate. Depending on the site location, house sizes (heated and cooled space) range from 1,500 to 2,500 square foot minimum. (CCRs Section 2 Buildings (a))
5. Port-a-potties must not be in the street or on adjacent lots owned by others. Do not block or hinder access for owners of near by lots.
6. Contractors must keep all construction equipment on the lot and not blocking the street, except for short periods of time. Trucks or vans cannot be left on-site on weekends or on other adjacent lots.
7. After delivery, excess concrete and clean-out from trucks cannot be emptied on other vacant lots. This must be disposed of either on-site under construction or out of the subdivision.
8. Contractors must make every effort to keep trash picked up daily and have a trash bin supplied on-site, to avoid trash from being wind-blown to adjacent lots. Trash CANNOT BE BURNED ON-SITE. Wind-blown sparks can set off grass fires and endanger nearby lots and homes. (*Chapter VIII of the Architectural Guidelines "Construction Site Requirements and Site Clean-up".*)
9. The roads leading to the new construction must be inspected before and after homes are built by the proper representative to allow for road repair caused by the construction work. The roads are now under the authority of Lafayette County. However, this does not excuse contractors/developers who damage the roads. Roads damaged in the process of construction shall be repaired by the contractor to the current Lafayette County standards. It is the responsibility of the contractor/developer to notify the



County that the work has been completed so that inspections can be made by County representatives as required.

10. Streets in front of and adjacent to new construction must be cleaned with water to avoid mud being tracked down the streets and on to nearby driveways. (*Chapter VIII of the Architectural Guidelines "Construction Site Requirements and Site Clean-up".*)
11. Brick, wooden or other approved structures must be placed beside all homes to hide the air conditioners, pool water filter equipment.
12. Electrical outlet boxes left live on lots should be locked or turned off to prevent children or others from being accidentally electrocuted.
13. Fences and walls shall be architecturally compatible with the design, materials, and colors of the principal house on the same lot. All fences and walls shall be designed so that a finished side faces outward from the property on which it is located. No chain link fences will be allowed. Vinyl fence material is not allowed in front of the primary façade and only in other areas if approved.
14. A compliance review will be made after construction is completed, but before the home can be occupied. Please send e-mail to kcousar@keithcollinsco.com or call at (662) 236-9611 to arrange a final compliance review.

Violations are assessed for not following the ARC Guidelines or Wellsgate Rules. If the management company or the ARC committee is not receiving cooperation, a fine can be imposed. The first violation is a \$50 fine and subsequent violations are \$100.

Neither the Board of Directors nor the management contact is responsible for calling daily if any of the above rules are not followed. TWO COURTESY CALLS WILL BE MADE. After that time, repairs to damages in connection with your particular building site, street cleaning, port-a-potty removal, silt fence installation, dumpster removal/addition etc. will be taken under without notice.

These rules have been read by and a copy given to each of the following:

Owner signature _____

Builder signature _____

Date _____