

ACC GUIDELINES

Develop system that insures RF owners and builders understand the restrictions and fines if the restrictions are not followed. This ACC guideline will protect the values of the neighborhood and insure that the projects approved are handled in a timely fashion and professional manner that meets or exceeds the RF restrictions.

1. Must complete ACC application and provide all drawings and data requested including engineered drawings. Management Company will review and if application meets requirements will present to board for ACC approval.
2. Fee must be received with ACC application. Fee is 100% refundable if project is completed on time and all RF guidelines are followed.
Fee Schedule:

New Home Construction	\$5000
Addition Type Project	\$1500
3. Fines will be taken from fee if homeowner/builder fails to comply with the RF guidelines. Example of fines is listed and may be reduced or increased according to severity of problem and size of project. Fines that are not paid will be referred to legal.

Completion date	\$1000 initially, then \$750 per month until the project is completed.
Construction site cleaning	\$300 initially, then \$300 fine per month per occurrence.
Lot maintained	\$100 per occurrence
Changes in plan without approval	\$1000
Improper usage of Port-o-Can	\$300
Materials placed in ditches or road right of ways	\$100
Starting mailbox or fence without approval	\$100
Not setting culverts prior to construction	\$100
4. Information that must be included in ACC Application/Guidelines
 - Survey of lot
 - Scaled drawings of project with all sides, location on lot, building lines noted and square footage
 - Garage must face away from road entering RF
 - Materials being used for exterior with all colors including roof
 - Time frame for project (standard project up to 12months, up to 18months with Board approval. See schedule following:

up to 4500 square feet	– 12 months
up to 5500 square feet	– 14 months
up to 6500 square feet	– 16 months
up to 7500 square feet	– 18 months
 - Mailbox location
 - Septic location
 - Well location
 - Construction dumpster is required for debris at all times.
 - Port-o-Can must be kept away from front of house and maintained properly and away from any main road. In addition, the Port-o-Can should be fence on three sides.
 - Drainage of lot must be designed to keep all water off neighbor's lots and drain to ditch. This information should be submitted with the site plan.
 - Landscaping must be approved and in with in 6 months of house completion
 - Barns are not allowed on lot until a house is built or being built on the lot.

- All homes must be constructed with 90% brick, stone or stucco. A maximum of two materials can be used.

ARCHITECTURAL CONTROL COMMITTEE COMPLIANCE DEPOSIT FORM

New residential construction requires a Five Thousand Dollar (\$5000) refundable ACC Compliance Deposit. Major Renovations require a Fifteen Hundred (\$1500) refundable ACC Compliance Deposit. The ACC Compliance Deposit or any portion thereof may be forfeited in the event that the lot comes into violation of any of the guidelines noted on the attached forms. Lots in violation of particular guidelines will be fined according to the attached schedule. These fines will be removed from the ACC Compliance Deposit. In the event the fines exceed the deposit amount an additional ACC Compliance Deposit will be collected prior to authorizing any further construction on the lot. The additional ACC Compliance Deposits will be billed to the property owner via U.S. Certified Mail, Return Receipt Requested, at the address provided on the ACC Plan Review Application. River Forest Homeowner's Association, Inc., must receive additional ACC Compliance Deposits or it's assigned agent within ten (10) calendar days from the date the bill is mailed. There will be no additional warnings of ACC Compliance forfeiture. Any non-forfeiture ACC Compliance Deposits will be returned to the Property Owner within twenty-one (21) calendar days of receipt of a written request after completion of the project.

Please understand that your execution of this Architectural Control Committee Compliance Deposit Form on the signature line provided represents your written agreement to the terms of the imposition of the compliance fee deposits as described in the remainder of the form. In that regard, should you fail to pay the ACC Compliance Deposit, or should you fail to tender additional compliance deposits, as described in the attached schedule, because of infractions being charged against you, such failure to pay will be viewed as a substantial and material breach of the entire ACC contract for construction, remodeling or renovation. The River Forest Homeowners Association will pursue all legal and equitable remedies afforded to them to collect outstanding penalty sums and /or stop construction. Please note that by, the execution of this document, you agree to be legally responsible for all legal costs and Attorney's fees incurred by the River Forest Homeowners' Association in effecting your compliance with the terms of the Compliance Deposits as well as your contract for construction, modification, or renovation. **ACC PLAN REVIEW APPLICATION IS INCOMPLETE UNTIL THIS FORM IS SIGNED AND RETURNED.**

ACC Compliance Deposits	New Construction \$5000	Major Renovations \$1500
Completion date	\$1000 initially, then \$750 per month until completed	
Site Cleaning	\$ 300 initially, then \$300 per month per occurrence	
Lot Maintained	\$ 100 per occurrence	
Changes in plan without approval	\$1000	
Improper use, location, screening of Port-o-Can	\$300	
Failure to set culverts prior to construction	\$100	
Materials Stored in ditches or road right of ways	\$100	
Starting mailbox or fence without approval	\$100	

Owners Signature Date

Owners Signature Date

Builders Signature Date

