

It is the intent of the Williams Pine Meadow Estates (WPME) Architectural Committee (AC) to promote architectural designs compatible with the natural setting and landscape.

Before you begin construction on your property, you will need to gain approval from the WPME AC.

The City of Williams Building Department also requires written approval of your plans.

You will need to obtain Permit(s).

PERMIT # _____

architecture@williamspinemeadowestates.com

Please read the checklist carefully, initial each item, sign your acceptance at the bottom, have your constructor sign his/her acceptance and return a copy of the AC Chair, a long with two (2) copies of your Plans.

Initials	1. Architectural Style and Materials
	a. Two sets of plans or Emailed PDF of plans must be submitted to the AC Chair. All homes are to be of new construction, no less than 1600 square feet of living space. (Exclude any and all porches, decks, terraces and/or garages.) Any detached guest quarters must meet the same requirements as the main house, however it must be placed a minimum of 25' from your main house. 2.(b)*
	b. Site Plans submitted must show approximately where all structures will be situated on your lot, the square footage of the living space, height of structure, distance from house and and nearest property line. Detached guest quarters must show the same requirements as the main house, however you will need to include the distance from the main house (25' minimum) and the distance from the nearest property line. Minimum setback requirements are measured from property lines. 2.(c)*
	c. Exterior material samples submitted to the AC, must be the exact material and color you plan on using for your main house. Same rule applies to detached guest quarters. One sample of each, House Material & Color (i.e. log, block, siding, planks, etc.) Sample (no less then 6" x 12") Trim Material & Color (i.e. paint, stain etc..) Sample (no less then 6" x 12") Railing Materials & Color (i.e. metal, wood, etc.) Sample (no less then 6" x 12") Roofing Material (i.e. metal, asphalt, shingle, etc.) Sample (no less then 6" x 12") Color Scheme for all main houses and guest quarters must blend into the natural landscape. In no case will bright colors be permitted. 2.(e) *
	d. All exterior lighting and placement of lighting must be noted on Site Plans. No yard or driveway lighting is permitted. Any and all lighting must be attached to the main house or guest house. This includes porches, decks, terraces and garages. 2.(e)*
	e. A minimum of two garden hose bibs is required. Placement of all hose bibs must be indicated on the plans. 4. (b.)*
	f. Underground storage tanks (propane gas and water) must be shown on the site plan. The number of feet should be shown to the nearest property line. All tanks must be totally buried underground. 9.*
	g. The septic system must be shown on the site plan, including the number of feet to the nearest property line. 9.*
	h. The driveway width and length must be shown on the site plan. Driveway width must be a minimum of 20'. If longer than 150', a turn-around with a minimum 50' radius or a loop driveway is required. City of Williams requirement. 4.(f.)*

Initials	2. General Construction
	a. Provide your contractor with a copy of the CC&Rs and this list prior to the start of construction. (Go to website to printout CC&Rs if you do not have access to your copy.)
	b. Contractors, sub-contractors, laborers or their employees are not permitted to bring animals and/or children onto the jobsite.
	c. One (1) portable chemical toilet is required on your jobsite with 20 employees or less. All rentals include once-a-week serving and restocking.
	d. One (1) temporary structure during the course of active construction (i.e. construction trailer or tool shed) will be allowed. AC must be advised of active construction. (i.e. construction trailer or tool shed.) The AC must be advised of the time frame of actual construction.
	e. Contractors, sub-contractors, laborers or their employees must ensure any music cannot be heard outside of the worksite.
	f. It is the contractor's responsibility to pick up, contain and remove all trash on the building site.
	g. No construction vehicles will be parked on association roads or neighboring property overnight. Acceptation to this rule would be new driveway construction. All new driveway construction must be approved by the AC prior to any work being started. Construction vehicles are not to impaad HOA roads.

Initials	3. Miscellaneous General Construction
	a. All landscaping must be approved by the AC prior to any work being started. All landscaping must be harmonious with the surroundings. No fences, walls or hedges shall be constructed of any material, or allowed, without prior AC approval.
	b. No vehicle shall exceed the posted 13 m.p.h. speed limit.
	c. All complaints from other homeowners regarding any infraction of the rules and infractions of the rules and regulations of the WPME AC will be directed to you, the property owner. It is your responsibility to ensure your contractors, subcontractors, laborers and/or their employee(s) comply with all the above.
	d. A signed copy of this checklist will be posted at the construction site.

Please Note: Where you see an (*) these reference to the CC&R article number for clarification.
Complete and Submit with two (2) copies of your plans. architecture@williamspinemeadowestates.com

OWNER'S INFORMATION		LOT NO:
OWNER'S NAME: _____		_____
SITE ADDRESS: _____		EMAIL: _____
CELL NO.: _____		_____
I HAVE READ AND AGREE TO ENFORCE ALL PROVISIONS OF THIS CHECKLIST.		
_____	_____	_____
PRINT NAME OF OWNER	SIGNATURE OF OWNER	DATE
CONTRACTOR'S INFORMATION		LOT NO:
CONTRACTOR'S NAME: _____		_____
CONTRACTOR'S ADDRESS: _____		EMAIL: _____
CONTRACTOR'S CELL: _____		_____
I HAVE READ AND AGREE TO ENFORCE ALL PROVISIONS OF THIS CHECKLIST.		
_____	_____	_____
PRINT NAME OF CONTRACTOR	SIGNATURE OF CONTRACTOR	DATE
		REVISION DATE 2/21/25