

Stratford Hall

Architectural Improvement Application (AIA) Instruction

The goal of the Architectural Review Committee (ARC) is to preserve and protect the property values of every homeowner. The committee consists of volunteer homeowners from your community. They would like to thank you for complying with the Stratford Hall Community Architectural Rules and Regulations of your Association. Please contact your Association Manager, Luke Buffalini either via email (luke@psmtllc.com) or by phone (615-295-2317) should you have any questions about the application.

These Instructions have been included to assist you in completing the attached application. The ARC meets on an as needed basis, so it is very important that they have all the required information with the regard to your project, when they meet. Incomplete applications may result in disapproval and a need for you to re-file your application with the necessary information. This could further delay the approval of your application.

All COMPLETED applications should be sent via email, fax, or U.S. mail to:

PSMT
2146 N Thompson Ln
Suite B
Murfreesboro, Tn 37129

Office: 615-295-2317

Fax: 615-295-2715

Attention: Luke Buffalini – (your address) ARC Request : luke@psmtllc.com

INTERNAL USE ONLY

Date received by PSMT: _____ Received by: _____

Date posted for ARC review: _____ Approval/Denial Date: _____

Approved by: _____

Notes: _____

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A plat/drawing (sample template attached detailing proposed improvements should be included and will help facilitate the review process. All proposed improvements must meet existing city and county codes. An approved variance is required for any improvements that does not meet these restrictions. To help with the planning of your project the ARC has included the following checklist.

Please feel free to include any other supporting documents (drawings, pictures, proposals etc.) that you feel might aid the Architectural Review Committee (ARC) in evaluating your application. Incomplete applications will be returned.

Important Reminders-Read Carefully:

1. Your project must be completed within 6 months of approval, at which time it will be inspected for compliance. Larger projects (i.e.- additions, new constructions) may take longer and should be discussed with the ARC.
2. The homeowner is solely responsible for any damage caused to any curb, sidewalk, or other infrastructure, or common areas, or other residence property. Damage will be determined by the Architectural Review Committee. Damage to curbs, sidewalks, or other infrastructure must be completely repaired to the satisfaction of the ARC.
3. Ingress and egress to the rear of the homeowners property is the sole responsibility of the homeowner. If ingress and egress to the rear of the property involves a neighboring property, the homeowner submitting the request bears the responsibility to gain permission from the adjoining property owner. The association, the Board of Directors and the Architectural Review Committee will not negotiate on behalf of the homeowner.
4. Homeowners are strictly prohibited from granting contractors permission to gain access to their property via a common area property, unless the Board of Directors and the Architectural Review Committee have granted permission in writing. Any damage caused to common areas by contractor is the responsibility of the homeowner.
5. All dirt, rock, excess concrete/cement and other excavated material must be removed from Stratford Hall.
6. Approval of any structure by the Architectural Review Committee is in no way a certification that the structure has been built in accordance with any governmental regulation(s) or that the structure complies with the sound building practice or design.
7. All liability for the project remains with the homeowner/builder who submitted the application.
8. Some projects will require an on-site survey by a member(s) of the Architectural Review Committee. On-site surveys will be arranged with the homeowner. Property owners should require the contractor to provide a Certificate of Insurance.

Homeowner acknowledges that they have read all of the information provided on this form and agrees to fully comply with the requirements.

_____ **Homeowners Signature(s)** **Date:** _____

1-CENTIMETER GRID PAPER

