

AUSABLE ACRES ARCHITECTURAL REQUIREMENTS

The purpose of these Architectural Requirements for AuSable Acres is to maintain a reasonable standard of visual appearance and construction quality in our community. From its inception in the mid 1960's, AuSable Acres has set itself apart as an eclectic collection of homes in the Adirondack style (Chalet, A-Frame, and Log Cabin). These are still the permitted styles and describes the great majority of the homes in the Acres. These Requirements will help prospective home builders choose a design that can readily be approved by the Association's Architectural Review Committee.

APPROVAL

A building permit from the Town of Jay must be obtained, but a municipal building permit does not override local control of covenanted property. Plans for homes, garages, sheds, and additions must be submitted to the AuSable Acres Property Owners Association (AAPOA) for approval BEFORE any site preparation is begun. This includes cutting of trees in preparation for building or driveway. For building permits that include multiple structures, the house must be built first, or a foundation for the house must be poured before commencing construction of any other structure. Building permits for garages, sheds and outbuildings will ONLY be approved if a house already exists on the subject property. The Association's authority in this matter has been regularly reaffirmed by court order. Be aware of all the Covenants and Restrictions (C&R) which are a part of your deed, whether they have been included explicitly or only by reference. Note setbacks, the requirement of approval by the Association, and completion within 12 months. Upon completion of your house, homeowners must pay attention to the prohibition of debris, equipment, "auto graveyards" or commercial use, as provided for in the C&R. Please allow for a minimum of 14 days for review of your application. Our goal is to complete the review as soon as possible.

APPEAL

All applicants will receive a written statement of acceptance or rejection of their plans. In the latter case, the applicant will receive reasons for its rejections and suggestions for modifications that may lead to approval. If desired, the applicant will be given an opportunity to meet with the AAPOA Executive Board for the purpose of a discussion which may lead to plan approval.

EXCEPTIONS

An observant inspection of the Ausable Acres will reveal several homes which do not comply with the guidelines set forth below. These occurred during a period of no enforcement, either in the very early stages of the development or when the original developer was approaching bankruptcy and before the AAPOA assumed the responsibility for enforcement. However, the AAPOA will not allow perpetuation of these noncompliant practices. The great majority of property owners expect and depend on the AAPOA to enforce the Covenants and Restrictions in order to preserve the atmosphere for which they paid. The AAPOA has successfully gone to court to enforce the C&R.

SITE

First and foremost, the Ausable Acres does not and should not imitate suburbia. The forest in which our homes are interspersed is the hallmark of the Ausable Acres. Every effort should be made to preserve as many trees as possible in planning your building site. You must maintain a uniform buffer of trees no less than 15 feet from all property lines, excepting clearing for driveways. A buffer of 25 feet must be maintained from all lots to ALL structures. It is especially important to maintain or replant a substantial screen of trees along your property line. A site plan showing the areas to be cleared and the area to remain in its natural state=must accompany all submissions.

FOUNDATIONS.

Poured concrete or block foundations are required. No other substitutions such as but not limited to ground screws or concrete piers are permitted.

COLOR AND SIDING

In keeping with the goal of preserving the natural setting, the exterior siding should be an earth tone or forest tone, on the dark side, and unobtrusive. However, trim of brighter colors may be used. Siding material must be WOOD, STONE or cement board (commonly referred to as Hardie Board or composite (provided an actual sample and warranty is submitted for review). Vinyl or aluminum siding is strictly prohibited on all structures regardless of the texture of said materials. (See shed exception below.)

ROOF LINES

Steep roofs with large overhang are not only appropriate in northern, snowy regions, but a necessity. Roof pitches should be relatively steep, 5/12 or steeper. A roof overhang at the eaves of at least 18 inches is required with at least 24 inches at the gable ends. Garages or outbuildings 200 square feet or greater require eaves and gable overhangs to be minimum 12 inches (not 24" that is required for the house).

SHEDS, GARAGES, and OUTBUILDINGS

Sheds, garages, and outbuildings may be erected on lots with houses for storage purposes only. An Ausable Acres Property Owners' Association building permit is required prior to the construction/placement of a shed, garage, or outbuilding. A diagram showing the placement of the shed, garage, or outbuilding on the lot clearly indicating the size of the shed, garage, or outbuilding and it's set back from adjoining property lines must accompany the permit application. The preferred building material is wood. However, sheds that are 8' X 10' (80square feet) or less can be constructed of other material such as vinyl or metal. Color schemes of materials used for all sheds, garages and outbuildings shall be woodland tones that blend into the surroundings. In all situations, set back requirements must be adhered to. Any structure 200 square feet or larger must have a concrete pad. No structure other than a permitted house may contain cooking facilities. A bathroom is permitted in structures larger than 400 square feet provided it is connected to the home's sanitary system which has been approved by Essex County waste management. Portable restrooms and/or dry toilets are not permitted in any structure in Ausable Acres except during construction or the renovation of a home while the one year permit is valid.

DECKS

Decks are almost universal among the homes in the Ausable Acres. They are considered an extension of your home and must meet all setback requirements.

BUILDING AREA AND HEIGHT

The minimum main-level area of the house must be at least 560 square feet, not including Deck or porches. All buildings shall be limited to a height of no greater than 35 feet, as measured from the lowest ground elevation.

TRAILERS

"House trailers" or mobile homes are specifically prohibited in the C&R. An owner is permitted to store (but not use) one recreational vehicle on their property. It must be stored as inconspicuously as possible.

TIME TO COMPLETE AND INSPECTIONS

Permits are issued for 12 months. Can reapply for a 6 month extension if needed. The architectural committee will make periodic inspections, both external and internal to ensure adherence to the building plans that were approved and satisfactory progress is made

FEES FOR PERMITS

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| - Sheds 80 sq. ft. or less | \$10 |
| - Sheds 81 to 199 sq. ft. | \$25 |
| - Sheds greater than 200 sq. ft. | \$45 |
| - Houses | \$85 |
| - Garages (no fee if built w/house) | \$45 |
| - Additions | \$45 |
| - Reapplication for expired permit | 50% of original fee |

The requirements were written by the authority of The AuSable Acres Property Owners Association, a not-for-profit Corporation in NY State P.O. Box 8, AuSable Forks, NY 12912