

CRITERIA FOR SUBMITTING DOCUMENTS AND DRAWINGS TO THE FAIRHILL HOME OWNER'S ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE

The architectural review board is a volunteer group that wants to accommodate homeowner's desire to improve their property and their enjoyment of their home. At the same time we are charged with the responsibility to preserve the quality of our neighborhood as controlled by the Covenants and Restrictions (CCR) that are in effect. We have all agreed to abide by the pre existing covenants and sometimes interpretations of the covenants must be made. In order to be clear about the changes proposed, homeowners must submit documents and sometimes drawings that will convey the intent of the proposed improvement to the committee.

Since the committee members view their time just as importantly as the homeowner submitting, the committee would appreciate drawings that are accurate and complete. It is not necessary to hire a professional (except when required by the Illinois Architecture Law and Village ordinances) to make your sketch. Your sketch must include pertinent information for the timeliest approval. This information includes:

1. Long or short form application for Architectural Review,
2. Street address, written description of the proposed improvement, colors, manufacturers, etc. as listed on the website and in the covenants (CCR).

If your improvement includes new exterior features such as landscaping, decks, hot tubs, swimming pools, sidewalks, patios etc. they require consideration of setbacks and proximity to existing improvements etc., please submit the following:

1. A copy of your plat of survey that is large enough to indicate the front of the house and the property lines nearest the improvement (at a minimum, the entire plat is best, at least all of the area included in the property lines).
2. A sketch, on the copy of your plat, of the deck, patio etc. showing distances to other improvements such as the house, existing decks, patios etc. Put notes on the drawing explaining what you are drawing. Think about it as if you are looking at it for the first time and you don't have any idea of what the improvement is. That is how the committee looks at it. More information is better.

There are laws that require fences and railings around certain improvements- check with the Village and show those on your sketch.

If you have to change the height of a deck to accommodate a hot tub or similar issues, read the section in the CCRs and show us how you are accommodating the CCRs including changes to railings, steps, landscaping, etc.

We can help you with compliance issues if we have all the information regarding what you would like to do.