

Springfield Commons Selection Sheet

TO: All Property Owners/Builders within Springfield Commons, Boalsburg, Pa.

SUBJECT: SELECTION FORM--The following is a list of items that are to be completed in accordance with the "Declaration of Protective and Restrictive Covenants" and the Rules and Regulations for Springfield Commons. Please complete this form for the items noted and submit this information along with a complete set of exterior and interior house plans that show the exterior elevations on all sides of the homes and delineate the types of materials and colors that have been chosen for the exterior of the home. Colored photocopies of catalog pictures of siding, masonry, shutters, windows, doors, roofing and other materials may be submitted in lieu of material samples. Also include a site plan showing the location of the home, driveway, HVAC unit, gas tank, grading plan and landscape plan.

Should you have any questions, please contact Thomas F. Songer II, 814-231-2800 ext. 1, tfsonger@torrongroup.com or Cindy Woodring, 814 231-2800 ext. 2, cwoodring@torrongroup.com

Owner's Name: _____ **Date:** _____

Current Home Address: _____

Phone Numbers: Home: _____ Work: _____ Cell: _____ Email: _____

Builder's Name: _____ **Phone:** _____ **Cell:** _____

Landscaper's Name: _____ **Phone:** _____ **Cell:** _____

Address Plaque to be ordered through Curtis Signs: Graham Curtis – 814-667-2451 Standard Plaque for SFC

SFC Lot Number ____ **Tax Parcel Number** _____ **Street Address** _____

Site Plan Submitted (Y/N) Approval Date _____ **Landscape Plan Submitted (Y/N) Approval Date** _____

Finished Sq. Ft. (above grade) _____ **Basement: Yes** ___ **No** ___ **Finished Basement: Yes** ___ **No** ___

Exterior Materials:	Front _____	Color _____
	Left _____	Color _____
	Right _____	Color _____
	Rear _____	Color _____

Brick or Stone Mortar: Material _____ **Color** _____

Roof: Architectural Shingles: Material _____ **Color** _____

Gutter, Facia: Material _____ **Color** _____

Window: Material _____ **Color** _____

Shutter: Material _____ **Color** _____

Front Door: Material _____ **Color** _____

Walkway: Material _____ **Color** _____

Deck: Material _____ **Color** _____

Garage Door: Material _____ **Color** _____

Driveway: Material _____ **Color** _____

(Concrete or Bituminous)

Dusk to Dawn

Driveway Pole Light: Model Progress P6452-20 1-100 Watt **Color** Antique Bronze Finish

Name of Person Completing this Form: _____ **Phone:** _____ **Email:** _____

Notes:

- 1. Vinyl Fence around propane tank: All above ground propane tanks must be screened from public view with an L-shaped vinyl fence that extends at least one foot above the top of the tank.**
- 2. All outdoor HVAC units and propane tanks must be inside the property lines of the home they serve.**
- 3. Sidewalks must be per Code Approved Plans and must be constructed across the front of the property and a minimum of halfway across the common open space between lots. Corner lot will require sidewalks on the side of the property if specified in the Code approved development site plan.**
- 4. Builders /Owners should expect their landscape budget to be \$5 - \$6K for lawn, trees, shrubs, etc. The landscape plan should include evergreen foundation plants and sufficient plants on the sides to mask HVAC units and break up the long foundations. If there are no curb lawn trees, the plan should include a front lawn tree. Sewer clean-out pipes need to be cut to ground level when landscaping is completed.**
- 5. All roof downspouts and sump pump drains must be tied into a storm water drainage system that serves the lot or they must be tied into an underground sump. Downspouts and sump pump drains are not permitted to discharge onto the ground.**
- 6. Front porches are mandatory and should be 6 – 8 feet deep and a minimum of 10 feet wide. Porch railings are a personal choice.**
- 7. A Hardscape walkway and steps to the front porch are required.**
- 8. Garage doors are not required to have windows. The door(s) must compliment the house. List the style and color of the door on page one. Attached are acceptable garage doors.**
- 9. Exposed foundation walls must be painted or siding must extend down to grade.**
- 10. The garage elevation is to be no more than 3ft. above the street paving in front of the lot.**
- 11. Homes are expected to have a minimum of 30% of front elevation of home covered with masonry stone or brick**
- 12. The builder/homeowner submitting this form will sign and acknowledge that they have received the approved selection sheet.**
- 13. The chairman of the Design Review Committee will meet with the builder/owner prior to excavation and for a final inspection to ensure the items approved at the design review meeting have been completed.**

Comments: _____

Design Review Committee Signatures _____

Final Inspection Comments: _____

GARAGE DOOR SELECTIONS

