

Crossroads Farm Architectural Committee

Community Association Management – Division of Rocktown Realty
Architectural Review – Dreaming Tree Designs, LLC

Phone (540) 705-0805
Phone (540) 820-4739

CROSSROADS FARM CHECKLIST & FEE SCHEDULE

Section No.: _____ Lot No.: _____ Property Address: _____

Owner: _____

Mailing Address: _____

Email Address: _____

Phone Numbers: Office: _____ Fax: _____ Mobile: _____

*Make checks payable to **Lenita K. Webster***

✓	TYPE OF REQUEST (CHECK BOX)	REQUIRED ATTACHMENTS
	NEW HOUSE Application Fee \$475.00	<ul style="list-style-type: none"> Engineered site plan showing location of structure, setbacks, walks, drives, clearing limits, proposed grading showing drainage and proposed drainage features on the lot, finished floor elevations, topography, and retaining walls (if any). Construction drawings showing all four elevations, materials, floor plan, and landscaping plan for screening as applicable. Exterior material samples &/or color samples Crossroads Farm Private Entrance Permit from Valley Engineering (separate fee applies)
	HOUSE ADDITION Application Fee \$150.00	<ul style="list-style-type: none"> Plans and evaluations of addition showing connection and architectural relationship to house. Identify exterior materials. Site plan showing addition location, main house, distances to property lines.
	EXTERIOR MODIFICATION (changes in materials, ornamentation, etc.) Application Fee: \$25.00	<ul style="list-style-type: none"> Scale drawing, of modification or photograph or catalogue information on product. Show where change will be made on house.
	ACCESSORY BUILDING (tool shed, workshop, garage, pool house, gazebo, etc.) Application Fee: \$50.00	<ul style="list-style-type: none"> Plans and elevations of structure showing all architectural details, identify exterior materials. Site plan showing location relationship to main house, distances to property lines.
	PROPERTY IMPROVEMENT (swimming pool, spa, patio or other pavement, major landscape projects, etc.) Application Fee: \$50.00	<ul style="list-style-type: none"> Plans of improvement. Identify materials. Catalogue information of purchased product. Site plan showing location relationship to main house, distances to property lines.
	FENCE/WALL Application Fee: \$50.00	<ul style="list-style-type: none"> Elevation drawing of type of fence or wall, height, materials. Site plan showing location and extent.
	COLOR CHANGE Application Fee: \$25.00	<ul style="list-style-type: none"> Paint chips or samples of finished product.
	MINOR LANDSCAPING-LANDSCAPE LIGHTING Application Fee: \$25.00	<ul style="list-style-type: none"> Landscape plan with all new materials and sizes identified. Picture of light fixture and location of lights on site plan.

Approval is limited to design criteria established by the Architectural Control Committee and should not be interpreted as approval of any variation from restrictions or conditions imposed on the property owner by Crossroads Farm Covenants, contract, and by Rockingham County. Approval of siting does not necessarily imply compliance with county zoning requirements.