



Architectural Review Process

Step 1: Hire an Architect

In order to have plans to review, they must be designed. We have provided you with a list of talented preferred architects that are familiar with designing homes for Traditional Neighborhood Developments. Check out their portfolios and choose the one that is right for you!

Step 2: Review Architectural Guidelines

The unique character of the neighborhood will develop as new homes are designed and built in accordance with the Architectural Guidelines. The Guidelines, including a Pattern Book, will be provided to prospective residents, architects, and approved builders. The preferred architects will be familiar with designing in accord with a community pattern book.

Step 3: Develop Home Plans

Work with your architect to design your dream home!

Step 4: Hire an Approved Builder

Review the portfolios of the approved builders and decide which company fits your needs. If you would like to hire a builder who is not currently approved, you can. However, that builder will need to submit an application to the Architectural Review Board (ARB) and gain approval before building in the Homestead community. Builder applications will be made available to those who need them. Review fees will apply to Builder's applications.

Step 5: Preliminary Review

Once plan reviews open (date to be announced) you may submit your home plan application, plan set, and review fee (\$1,500) to the ARB for preliminary review. An application checklist will be provided. Once the full plan application packet is received, the ARB will either approve, approve with conditions, or reject the submitted plans within 30 business days. If your plans are approved without conditions, skip to Step 7.

Step 6: Final Review

After receiving conditions from the ARB as a result of the preliminary review, your design and build team will need to amend the plans as necessary to address any issues raised. Once the amendments are made, you can resubmit your plans for final review. No additional review fees are due if the plans are resubmitted within 3 months after the preliminary review conditions are issued.



Architectural Review Process (contd.)

Step 7: Final Approval Letter and Clearing Inspection

When the ARB approves a plan set it will issue a Final Approval Letter, at which time the builder can schedule a clearing inspection with a member of the ARB. After the inspection, construction can begin.

Step 8: Certificate of Completion

Throughout the construction process, a member of the ARB will do periodic inspections of the build to ensure compliance with the approved final plan. Upon completion of construction, a member of the ARB will conduct a Final Inspection. A Certificate of Completion will be issued to the homeowner after passing this inspection.