

Spring Acres Hills Homeowners Association Room Additions / Screened Porches

General Disclosures

- All construction projects within the boundaries of the Spring Acres Hills Homeowners Association will be reviewed, and approved or denied, by the Spring Acres Hills Homeowners Association Board of Directors based on style, construction materials, and placement on property.
- Building plans, a plat of survey showing the placement of structure, and masonry/color samples must be submitted to the Homeowners Association for approval. Please contact our management company to arrange hand-off of plans/materials. **Please allow adequate time for the approval process – normally 10-14 days.**
- Variances from these rules can be considered on a case-by-case basis. Should the Board approve a variance to any of these specifications, that variance does not constitute a blanket approval for the same variance for all future projects. Replacement structures/projects are subject to all rules as outlined herein regardless of the type, construction, or placement of the previous structure.
- All construction projects must adhere to any Carpentersville ordinances and a building permit(s) from the Village of Carpentersville will be required before the start of construction.
- All construction shall be completed within one year of start of project - all excess building materials must be removed from exterior storage within 30-days of completion

Specifications (all units)

- All exterior building materials, including, but not limited to: façade (siding/brick/masonry products), windows (if enclosed), and roofing materials - must be consistent with the existing structure.
- Room additions must be attached to the existing structure – the Declarations of Covenants prohibit more than one building per lot.