

Spring Acres Hills Homeowners Association

New Home Requirements

General Disclosures

- All homes constructed 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 are subject to all rules as outlined herein regardless of the type, construction, or placement of the previous structure.
- Homes 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 breaking ground

Specifications (Units 1, 2, 3, and 7)

- Square footage requirement
 - One-story homes, may not be less than 2,300 square feet of living space
 - Two-story homes, may not be less than 2,600 square feet of living space
- Exterior Elevations – must be substantially different than current homes in the development
- Exterior Façade – must be one or a combination of the following materials:
 - Brick
 - Cedar
 - Stucco, or other masonry products
- Masonry Chimneys - are required for any fireplace installation
- Exterior Colors - must be aesthetically pleasing and harmonize with the surrounding structures
- Minimum three-car garage (lot size permitting)
- No aluminum soffit and/or fascia
- Roofing materials must be cedar shake, copper, or GAF Timberline Shadow type asphalt shingles
- All other adopted architecture rules apply to new construction projects. Those include, but are not limited to:
 - Decks
 - Patios & Sidewalks
 - Fences

Specifications (Units 4-6)

- Any replacement home must be of an equal or better quality and equal or larger size construction as the original home.