

Fox Creek Property Owners Association Architectural Review Committee

The purpose of the Architectural Review Board (ARC) is to provide assistance in establishing and overseeing community standards and reviewing and deciding upon change requests in the realm of the Association's architectural scheme.

The ARC must review and approve ALL EXTERIOR improvements and placement of recreational equipment prior to the beginning of the project.

Homeowners may apply for variances of any of the above at: FCPOA - ARC, P.O. Box 106, Wasco, IL 60183 or at HOAfoxcreek@gmail.com

Items requiring ARC Approval

Items include but are not limited to:

- Swimming pools, associated equipment and safety fencing
Outdoor playground/recreational equipment (*including but not limited to swing sets, slides, trampolines, etc.*)
- Decks, patios, pergolas, fire pits, porches, room addition
- Landscaping
- Exterior color of home
- *Solar Energy Systems (SES) (Solar Panels) – Updated (8/18/2022)*

Procedures for Submitting Plans for Approval

Using a copy of your plat of survey or other drawing showing the lot lines and house, draw in the exterior improvements and placement of recreational equipment. Where applicable, indicate dimensions, height, materials, color and distance to lot lines.

Submit the plan/drawing of the work to be done to the Fox Creek Property Owners Association (POA) at PO Box 106, Wasco, IL 60183 or at HOAfoxcreek@gmail.com.

Allow 7 business days for approval. You will receive email indicating approval or any changes required to the plan.

Apply for appropriate permits from the Village of Campton Hills, 40W115 Campton Crossings Drive, Campton Hills, IL 60175-6570. For an application, contact the Village at (630) 584-5700 Monday - Friday from 9-4 or go to www.villageofcamptonhills.org.

The homeowner is responsible for contacting J.U.L.I.E. (800 892-0123) before beginning any project involving excavation.

The homeowner is responsible for contacting the ARC to locate street light power lines before beginning any project involving excavation.

Once plans have been reviewed and approved by the ARC any modification or change to those plans must be submitted to the ARC for review and re-approval.

Fox Creek Property Owners Association Architectural Review Committee

Building Standards

All homes in Fox Creek must comply with standards defined in “Declaration of Covenants, Restrictions and Easements” and the following Fox Creek Property Owners Association Standards. A complete set of plans and specifications must be provided Architectural Review Committee (ARC) for approval.

- Square feet: 2500 ranch, 3000 two story minimum
- Roof pitches: 8/12 minimum
- Chimney and fireplaces required. Masonry fireplaces with concrete footings and masonry walls are preferred. Fireplaces vented through an above roof chimney must be faced with a stone or masonry material.
- Front elevation: two materials must be used
- Siding: Brick, stone, cement board and cedar are the only approved exterior building materials. Vinyl and aluminum siding are not permitted.
- Minimum 24-inch wrap around all masonry corners.
- Minimum of 8-inch columns, posts or supports on all elevations.
- Windows required on each floor on all elevations.
- Window cladding and/or trim is required on all elevation. Color must blend with other material colors, not contrast.
- If any windows have grills, all windows on all elevations must have grills. Grill colors must match cladding or trim.
- Street address numbers must be displayed on street elevation in 6-inch characters (minimum).
- A carriage walk from the front door to the street must be provided as well as sidewalks.
- An appropriate mailbox must be installed in an approved location. Standardized mailboxes may be obtained from: US Post Company, Spring Grove, IL, (800) 977-2626.
- At least one parkway tree must be planted in an approved location in the parkway.
- Trees must be of an approved species and a minimum of 2 inches in diameter.
- Storm water drains and sewer lines must be installed and hooked up as defined in the Master Storm Water Management Plan at the homeowners cost.
- The homeowner is responsible for contacting J.U.L.I.E. (800 892-0123) before beginning any project involving excavation.
- The homeowner is responsible for contacting the ARC to locate street light power lines before beginning any project involving excavation.
- Satellite dishes must be installed so they are not visible from the street.
- Antennae and aerials must be installed inside the home.
- Solar Energy Systems (SES) projects must be approved in writing by the ARC prior to commencing any construction activities on the exterior of the residence. Upon receipt of plans the ARC will provide the homeowner with the Association’s Energy Policy Statement.
- Awnings, shutters, and any exterior window coverings such as, blackout screens, Mylar, or other reflective material must be approved.
- ARC approval is required before installing playground equipment (i.e. slides, trampolines, etc.) or any outside structure. Such equipment must be located behind homes, within both side sightlines, and no closer than 20 feet from any lot line.
- Permanent flag poles installed in ground must be approved by the ARC.

Once plans have been reviewed and approved by the ARC any modification or change to those plans must be submitted to the ARC for review and re-approval.