

**Settlers Bay
Architectural Control Committee
Application for Plan Approval**

The following procedures must be followed in applying for construction approval within this subdivision.

1. Submit a Plan Package for approval. Plan Package must be submitted and approved **prior to starting construction or excavation.** The Application is to be delivered by mail or in person to:

**Architectural Control Committee
Settlers Bay Owners Association, Inc.
PO Box 877658
Wasilla AK 99687**

2. Notification of approval or rejection of the building plan will be made in writing within 30 days of receipt of a complete Plan Package
3. Upon completion of the structure, the builder/owner must present to the Architectural Control Committee a copy of the "As Built Survey" and a copy of the final inspection report. If all is in order, the committee will then issue a "Certificate of Compliance" with the plan approval.
4. Enforcement of these procedures will be governed by Article VIII, Section 4. of the CC&R's.

Please call ACC (voice mail) at 352-3534 if you have questions.

**Settlers Bay Architectural Control Committee
Building Rules**

The following lots are subject to Settlers Bay Architectural Control Committee rules:

Lots 1-35, Block 1; Lots 1-47, Block 2; Lots 1-39, Block 3; Lots 1-17, Block 4; Settler's Bay Subdivision, Unit No. 1, according to Plat No. 75-61, Palmer Recording District, Third Judicial District, State of Alaska; Lots 1-14, Block 6; Lots 1-37, 42-49 and 52-69, Block 7; Lots 1-17, Block 8; Lots 1-63, Block 9; Lots 1-51, Block 11; Lots 1-18, Block 12; Lots 1-47, Block 13; Lots 1-41, Block 14; Lots 1-6, Block 15; Lots 1-11, Block 16; Lots 1-27, Block 17; Lots 1-33, Block 18; Lots 1-16, Block 19; Lots 1-38, Block 20; Lots 1-24, Block 21; Lots 1-43, Block 22; Lots 1-31, Block 23; Lots 1-51, Block 24; Lots 1-21, Block 25; Lots 1-23, Block 26, Settlers Bay Subdivision, Unit No. 2, according to Plat No. 77-17, Palmer Recording District, Third Judicial District, State of Alaska; and Lots 1-5, Block H; Lots 1-8, Block I, Settlers Bay Subdivision, Unit No. 2, according to Plat No. Plat 77-18, Palmer Recording District, Third Judicial District, State of Alaska.

1. The Architectural Control Committee will conduct periodic meetings, open to all members for testimony to review and approve or disapprove building applications, as needed.
 - A. Notices of meeting dates and location will be posted at the Settlers Bay Post Office located at Mile 8 Knik Goose Bay Road on the Public Bulletin Board.
 - B. Applicants have the right to appeal to the Settler Bay HOA Board of Directors of any adverse decisions or recommendations of penalties.
2. Prior to the start of excavation or construction, the Architectural Control Committee must have approved an "Application for Plan Approval" of the project to be built.
3. The use of T-111 siding on the front of a house is prohibited; lap siding or other quality siding is acceptable.
4. New homes should have staggered rooflines and be complimentary in design to other homes in the area.
5. Landscaping with a minimum of planted and maintained grass or other approved landscaping plan covering all areas visible from the road must be completed within 1 year of first occupancy.
6. Outbuildings, fences and other structures must be complimentary in design.
7. On satisfactory completion of the project and delivery of necessary permits and inspections, the Architectural Control Committee will issue a "Certificate of Compliance with Settlers Bay Building Rules".
8. Failure to obtain a "Certificate of Compliance" prior to first occupancy may lead to sanctions being taken against the Owner /Builder.

Owner/Builder Signature

date_____