

BUILDING COMMITTEE PROCEDURE

You need to submit plans for approval if you want to add on to your house, e.g., room additions, garages, decks, patios, porches, bumped-out bay windows, new roof elevations, etc., or if you plan to do extensive landscaping. If you are changing an exterior material, finish or its color, e.g. paint, asphalt shingles, brick/stone, decking materials, you also need to get approval from the Trout Valley building Committee. If it is simply a replacement with the same color or material, you do NOT have to obtain permission.

The procedure for submitting changes is as follows:

1. Get the Building Committee checklist from the Trout Valley website, www.troutvalleycommunity.com.
2. Submit plans with check list. Include architectural drawings with proposed changes, all affected elevations, side lot lines, material finishes, \$40 processing fee (non-refundable) and \$1,000, \$2,500 or \$5,000 performance bond fee (refundable) to the Building Committee Chairman for review. It should take no more than 2 weeks.
3. With a letter of approval from the Building Committee, you can **obtain a building permit** from McHenry County, or the Village of Cary, if you live within the Cary city limits. **Please note that permits are valid for one year from date of issue. Extensions are available for a nominal fee.**
4. Upon satisfactory and timely completion of your project, notify the current chairman, in writing or viaemail, who will approve your performance bond refund.

The forms and building guidelines are available on the website, as are the Deed Restrictions, but if you have questions, please contact Phil Wnek, Chairman at 630-334-3584, wnekphil@gmail.com or Ann Somers at 847-404-3802 or acs181@aol.com.