



January 22, 2024

Subdivision: Bishops Run/Bishops Crossing
Address: 7618 Mill Springs Drive
Name: Kendra and James Conrad
Improvement Description: Fencing, Inground Swimming Pool, Hardscape, and Plantings
Notice Emailed To: Baileyk04@yahoo.com

Dear Homeowner,

We are in receipt of your application for review of the erection of the noted Improvement(s) on your above-referenced property. Our review relates only to those Improvements as specifically described in and depicted on your application materials. You are responsible for the accuracy and correctness of measurements, scale, alignment, depictions, and other details contained in your application and supporting materials, and our review is based upon the exact accuracy thereof. You may be responsible for removing or relocating an improvement if, for example, stated measurements and pictorial information in your submittal are not consistent with one another. A copy of your application is attached to this transmittal. This letter is sent to advise you that your application has been,

X **APPROVED AS SUBMITTED-By The Board.** Approval is subject to all GENERAL CONDITIONS described below.

GENERAL CONDITIONS

1. Our approval is not a substitute for any governmentally required approvals and/or permits (if any). It is your responsibility to verify that the proposed Improvements are permitted under applicable zoning regulations, and if applicable, to obtain a building or other permit if required, and to comply with any conditions imposed on any such governmental approvals.
2. If your Improvements extend into or over easement areas (whether shown on your submittal), our approval does not relieve you of any obligations you have regarding such easements, and the decision to locate Improvements in an easement area, if made, is made at your own risk.
3. If there are any No-Build, Preservation, or Non-disturbance Zones on your property, our approval is not intended or does not act to approve the construction of any improvement in such zone(s) unless specifically indicated above.
4. Your Improvements may not impede the natural flow of surface water across your property and to or from adjacent lots or result in damming or ponding water on any lot.
5. You are encouraged to contact **(OUPS #811)** prior to any digging to minimize the risk of utility line conflicts.
6. If your application discloses an intention to install "landscaping" on your property, but specific details are not provided on your application, our approval is limited to the planting of perennials, annuals, and other low-growing plants, including shrubs and bushes. All other landscaping must be specifically submitted for and approved.
7. Our approval relates only to those Improvements as specifically described in and depicted on your application materials. You are responsible for the accuracy and correctness of measurements, scale, alignment, depictions, and other details contained in your Application and supporting materials, and our Approval is based upon the exact accuracy thereof. You may be responsible for removing or relocating an improvement if, for example, stated measurements and pictorial information in your submittal are not consistent with one another. No other Improvements, whether depicted in your application, are affected by

this approval. Unless multiple colors are noted in your Application, our approval is based upon an understanding that only one finish color will apply to each component of your Improvement(s).

8. Improvements must be commenced within six months, or the Approval described herein will lapse, and a new application will be required. If multiple Improvements are approved, the 6-month period applies to each Improvement separately. All approved Improvements must be completed with forty-five (45) days of the date on which materials therefor arrive on site, with noise-generating activities to be performed only after 7:30 a.m. and before sunset. With respect to any Applications approved for multiple Improvements or phased construction, each Improvement or phase of construction shall be subject to a separate 45-day completion requirement for each such Improvement or phase, as appropriate.

ANYTHING CONTAINED IN THIS LETTER, THE APPLICATION OR ANY SCHEDULE(S) NOTWITHSTANDING, UNDER NO CIRCUMSTANCES IS ANY APPROVAL GRANTED FOR ANY IMPROVEMENT TO BE ERECTED THAT IS OUTSIDE OF THE BOUNDARIES OF THE APPLICANT'S PROPERTY.

A copy of your application will be kept in our files for future reference, if needed. The decision of the Design Review Board cannot be amended or altered, except in a writing signed by an authorized representative of the Design Review Board. If you believe your application has been resolved differently than indicated above, or if after receiving this decision you believe the decision has been modified, please be aware that no changes are effective until made in a writing signed by the Design Review Board. Please do not proceed with any Improvement until the written approval accurately matches the improvement you have proposed. Please let us know if we can be of further service.

Very Truly Yours,
Erica Stevens, Agent of the Design Review Board
Encl. Application