

AUSABLE ACRES ARCHITECTURAL GUIDE

The purpose of this architectural guide for AuSable Acres (hereinafter referred to as AA) is to maintain a reasonable standard of visual appearance and construction quality in our community. From its inception, in the mid 1960's, the image sought by the developer, AuSable Acres, Inc., was that of an alpine village. The homes built at that time could be classified as chalet style, A-Frame, or log cabin. Those are still the preferred styles and describes the great majority of the homes in the Acres. Other appearances are acceptable, provided the result is attractive and (preferable) still projects the image of a mountain home. This guide will help prospective home builders choose a design which will be readily approved by the Association's Building Committee.

APPROVAL

A building permit from the Town of Jay must be obtained but a municipal building permit does not override local control of covenanted property. Plans must be submitted to the AuSable Acres Property Owners Association (AAPOA) for approval BEFORE any site preparation is begun. The Association's authority in this matter has been reaffirmed by a court order as recently as Feb. 2002. Be aware of all the Covenants and Restrictions (C&R) which are a part of your deed, whether or not they have been included explicitly or only by reference. Note set-backs, the requirement of approval by the Association, and completion within 12 months. Once you have built here, pay attention to the prohibition of debris, equipment, "auto graveyards", or commercial use.

APPEAL

All applicants will receive a written statement of acceptance or rejection of their plans. In the latter case, the applicant will receive reasons for its rejections and suggestions for modifications that will lead to approval. If desired, the applicant will be given an opportunity to meet with the building Committee for the purpose of a discussion which may lead to plan approval.

EXCEPTIONS

An observant inspection of the AA will reveal several homes which do not comply with the guidelines set forth below. These occurred during a period of no enforcement, either in the very early stages of the development or when the original developer was approaching bankruptcy and before the AAPOA assumed the responsibility for enforcement. However, the AAPOA will not allow perpetuation of these non-compliant practices. The great majority of property owners expect and depend on the AAPOA to enforce the Covenants and Restrictions in order to preserve the atmosphere for which they are paid. The AAPOA has successfully gone to court to enforce the C&R.

SITE

First and foremost, the AA does not and should not imitate suburbia. **The forest in which our homes are interspersed is the hallmark of the AA. Every effort should be made to preserve as many trees as possible in planning your building site.** It is especially important to maintain or replant a substantial screen of trees between house and street. Likewise, in consideration of present or future neighbors, a good screen of trees around sidelines and back-line should also be preserved. However, this should not prevent sufficient clearing to provide good air circulation around the dwelling and also to allow for a modest garden or grass. A site plan showing the areas to be cleared and the area to remain in its natural state should accompany all submissions.

FOUNDATIONS

Poured concrete or block foundations are preferred. Pilings (wood or concrete) may be used, but for appearance as well as to discourage nesting of rodents, plywood or T1-11 skirts should be installed to cover the area from siding to ground.

COLOR AND SIDING

In keeping with the goal of preserving the natural setting, the exterior siding should be an earth tone or forest tone, on the dark side, and unobtrusive. However, trim of brighter colors has been used from the outset in AA and furthermore is characteristic of alpine dwellings. Siding material should be WOOD. Masonry or half-timber may be acceptable, but NOT vinyl or aluminum.

ROOF LINES

Steep roofs with large overhang are appropriate in northern, snowy regions. They have been used in the Alps for centuries and are typical of many early Adirondack camps. Roof pitches should be relatively steep, 5/12 or steeper. A roof overhang at the eaves of at least 18 inches is desired and at the gable ends, 24-inches or more, 48 inches in chalets and A-Frames.

DECKS

Decks are almost universal among the homes in the AA. All homes should plan on at least one deck, screened or not. With the advent of bacillus thuringes application by the town of Jay and surrounding towns, black flies (and to a lesser extent, depending on the weather, also mosquitoes) have been reduced to manageable proportions. Decks are enjoyable about all summer and further enhance the Alpine or early Adirondack appearance.

AREA

The minimum main-level area of the house should be at least 400 square feet, not including deck. This is the size of some of the homes originally built here. Almost all of them have been substantially enlarged since then. Most new construction is closer to 800 sq. ft. or larger.

ADDITIONAL FEATURES

There are a number of features that can be added to make an otherwise marginal building plan acceptable. These include additional decks, flower boxes and shutters. Real (hinged and working) shutters are particularly advantageous for insulation and security, especially for vacation homeowners, whose homes may be empty much of the year. More generous roof pitches and overhangs are also frequently used to improve otherwise unattractive designs.

TRAILERS

Although "house trailers" are specifically prohibited in the C&R, the following exceptional circumstance was allowed years ago during the period of little or no enforcement and has been grandfathered in. If an owner's only home is in the AA, that owner is permitted to store (but not use) one recreational trailer on his property. It should be stored as inconspicuously as possible. Mobile homes are strictly prohibited. No prefabricated or modular plans have been submitted so far which meet the siding, roof pitch and overhang required.

The AuSable Acres Property Owners Association, a not-for-profit Corporation of NY State
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