

**LAKE VISTAS HOMEOWNERS ASSOCIATION
1250 Lake Vista Drive
Connelly Springs, NC 28612**

NEW CONSTRUCTION REVIEW AND APPROVAL FORM

Submitted by: _____ Date submitted: _____
(Name of property owner)

Lot# _____ Date Accepted for Review: _____

Current address: _____

Home Phone: _____ Cell Phone: _____

E-mail address(es): _____

NO TREE CLEARING, GRADING OR CONSTRUCTION MAY COMMENCE BEFORE WRITTEN APPROVAL IS OBTAINED FROM THE LAKE VISTAS ARCHITECTURAL REVIEW COMMITTEE (ARC).

ITEMS TO BE SUBMITTED (Must be complete before any review is performed)

- One set of house plans in paper format
- One set of house plans in digital format
- Landscaping plans (showing proposed shrubs locations, grass areas and natural areas as it will appear when completed)
- Site plan showing house front setback, side offsets and septic tank/drain field location.
- Photographs showing current conditions of lot and subdivision road at front of lot as detailed in Page 3 of this form.
- Tree plot plan with planned removal for building project
- \$1000 Impact Fee
- \$250 Review Fee (to be added to the reserve line in the HOA budget).

Required information in this form must be complete and the form signed

Submittals determined to be complete by: _____ Date: _____
(Printed name of ARC member)

Homeowners Association dues determined to be up to date by: _____
(Printed name of HOA Treasurer)

Submittal accepted for review by: _____
(Printed name of ARC member)

BUILDER:

Firm Name: _____
Contact Name: _____
Address: _____
City/State/Zip Code: _____
Office Phone: _____
Fax Number: _____
Mobile Phone: _____

STRUCTURE:

(Note: submitted plans must show elevations, floor plans and roof pitch)

Heated Area (sq. ft.): 1st Floor: _____ 2nd Floor: _____ Other: _____
Unheated Area (sq. ft.): Basement: _____ Garage: _____ Other: _____
Total Area (sq. ft.): _____ Heated: _____ Unheated: _____
Fireplace (yes no): _____ Number: _____ Chimney Material: _____
Open Deck (yes no): _____ Number: _____ Area (sq. ft.): _____
Covered Porch (yes no): _____ Number: _____ Total Area (sq. ft.): _____
Exterior Finish (%): Brick: _____ Stone: _____
Stucco: _____ Siding: _____
Other (describe): _____
Exterior finish details (manufacturer, product name and color): _____

Brick: _____
Siding: _____
Roof (architectural shingles or approved substitute only):

Trim: _____
Doors/Shutters: _____
Garage exterior: _____
Walkways: _____
Other: _____

SITE:

The submitted Site Plan must show the planned position of the house on the lot, Driveway(s), walkway(s), well if existing, septic field and tank(s), septic repair area, docks/seawalls, and any other construction with setbacks from lot lines clearly indicated. The plan must also show the planned erosion control silt fencing location(s) and all of the following:

Driveway Material: (circle one) **Concrete, Asphalt, Pavers, Other Approved Material**

Driveway Pipe culvert Material: (circle one) **Concrete, Steel, Polyethylene**

Walkway(s) Material and Finish: (circle one) **Concrete, Pavers, Other Approved Material**

Dock / seawall:

Silt fence below construction area:

Septic system type: _____

Other: _____

Digital photographs must be submitted as follows:

- Photographs showing the pre-construction condition of the subdivision road, road shoulders and ditches in front of the lot and across the street from the lot.
- Photographs showing the condition of the lot itself and in particular the numbers and types of trees, taken from the road looking into the lot, from the approximate center of the lot looking to the sides, and to the rear showing the entire width of the lot.

OWNER REPRESENTATIONS:

The Burke County setback requirements are met:

Owner Signature: _____ Date: _____

The septic system type, location and layout have been approved by the County:

Owner Signature: _____ Date: _____

I have obtained necessary permits for the planned dock/seawall (if applicable):

Owner Signature: _____ Date: _____

CONSTRUCTION GUIDELINES

The property owner is responsible for placing and maintaining a stone driveway (at the same location as the permanent driveway) to facilitate the delivery and distribution of building materials at a centralized staging area on the lot. No materials of any kind may be unloaded or stored in the road or road right-of-way. This construction driveway is to be used before and during construction to minimize damage to the roads and shoulders of the roads by heavy equipment, trucks and vehicle parking. During construction and after completion of construction, a Lake Vistas Homeowners Association representative will inspect the roads and road shoulders near and in front of the lot. The owner will be responsible for any repairs necessary to return the road and road shoulders to the pre-construction condition as shown in the photographs submitted with this approval form. Upon completion of home construction, proper installation of concrete culvert and paved Driveway(s), walkway(s), septic system, and landscaping shown on the submitted plans the owner should (in writing through postal mail or email) request a final inspection from the Lake Vistas ARC.

Work times permitted for outside contractors:

7AM-7PM Monday –Friday, 7AM-1PM Saturday No outside contractors on Sunday (Inside contractors who do not make offensive noise for neighbors are not restricted to the above hours)

All construction must be completed as outlined herein and as shown on the submitted plans before a final inspection will be considered.

If the inspection indicates there is no damage to the roads or road shoulders or that satisfactory repairs have been made final inspection approval will be granted in writing by the Architectural Review Committee.

This form, together with all required plans and fees should be submitted to:

Lake Vistas Homeowners Association, Inc.
Architectural Review Committee
1250 Lake Vista Drive
Connelly Springs, NC 28612

Electronic documents should be emailed to lakevistashoa@gmail.com

REVIEW of SUBMITTED INFORMATION:

NOTE: All three members of the Architectural Review Committee will participate in this review

Name: _____ Date: _____
(Signature of ARC member) Date of Review

Comments:

Name: _____ Date: _____
(Signature of ARC member) Date of Review

Comments:

Name: _____ Date: _____
(Signature of ARC member) Date of Review

Comments:

APPROVAL:

All work of any nature is contingent on adherence to, and must be in total compliance with the Plans as submitted, the Lake Vistas Tree Removal Policy, the Lake Vistas Declaration of Covenants, Conditions and Restrictions and all written directions as provided by the Lake Vistas ARC and Board of Directors.

I _____ understand and agree to all as stated above.
(Printed name of Property owner)

Signature: _____ Date: _____
(Signature of Property owner)

Based on the submittals and representations made by _____,
(Printed name of Property owner)

Approval is granted to begin home construction at Lot # _____ of the Lake Vistas subdivision AND a Construction Gate Code of _____ is provided.

By: _____
(Signature of current Board member)

Date: _____

(One complete copy of the approved submittal will be returned to the lot owner for his records, and all other information will maintained by the Lake Vistas Homeowners Association for a minimum of one year after completion and county issuance of a certificate of occupancy.)