

LAKE VISTAS HOMEOWNERS ASSOCIATION

**1250 Lake Vista Drive
Connelly Springs, NC 28612**

NEW HOME CONSTRUCTION GUIDELINES

In order to ensure that all homes constructed in Lake Vistas comply with the Covenants, Conditions and Restrictions, the Architectural Review Committee (ARC) has developed a process for submittal and review of construction plans as outlined in these Guidelines.

1. Home construction plans must be approved in writing by the ARC prior to commencement of any clearing, grading or construction. After written approval is received from the ARC, owners should check with the Burke County Health Department prior to any clearing, earth moving or construction that could damage the approved septic and repair area.
2. No dwelling unit should exceed 2 ½ stories above the ground.
3. Each single family dwelling shall have an enclosed, heated living area (exclusive of open porches, garages, and other unheated spaces) not less than 1,700 sq. ft. on one level and 1,900 sq. ft. on a story and a half and 2,100 sq. ft. on a two story. Before any clearing, grading or construction of any nature begins the design, location and construction of all improvements and the landscaping of each lot must be approved in writing by the ARC.
4. All homes must meet setback requirements, as set forth in the recorded plat, deed restrictions, homeowners' association documentation and governmental regulations and guidelines.
5. Exposed exterior walls composed of concrete block, imitation asphalt brick siding, imitation asphalt stone siding and tarpaper are prohibited.
6. The roof over the main structure of the house must be at least an 8/12 pitch. Architectural shingles are required unless otherwise approved by the ARC.
7. With the exception of construction that is interrupted or delayed due to physical damage to the work in progress, any dwelling must be completed within one year subsequent to commencement of construction, except with the written consent of the Committee.

8. Driveway(s) must be finished in concrete, asphalt, pavers, or other materials approved by the ARC and must be constructed and maintained in accordance with the rules, regulations, and specifications approved by the ARC and all requirements of the North Carolina Department of Transportation. No gravel driveways are allowed.
9. No freestanding towers or antennas are permitted.
10. No dog lots are allowed. If fencing is to be used on the property, a sample must be provided and approved by the ARC. (No cyclone or chain-link fencing will be allowed)
11. No signs of any type may be displayed on a lot without approval from the ARC.
12. A dumpster is required during construction (must be located on lot.)

Association dues must be current before approval of any plans will be given. The Impact Fee is intended to partially offset the costs of repair and maintenance to roads, and clean-up of road rights-of-way(s) and drainage swales as a result of construction.

Submit plans and payment to:

**Lake Vistas Homeowners Association
Architectural Review Committee
1250 Lake Vistas Drive
Connelly Springs, NC 28612**

The ARC shall have thirty (30) days after receipt of the plans to accept or reject the same in whole or in part. If no response by the ARC has been made in writing within 30 days the plans shall be deemed to be approved as submitted.

Approved plans will be retained by the ARC for one (1) year following completion.

NOTE: Plans must include a completed Plan Submittal, Review & Approval Form, one set of paper format house plans (including elevations, floor plans, and roof pitch), and digital format information which will include a set of house plans, site plan showing house placement, including distances from property lines, driveways, walkways, septic and well placement and setbacks and septic tank/drain field location, photographs showing current lot conditions and subdivision road at front of lot, the entire road, road shoulders and ditches in front of the lot and across the street from the lot. Also, several photos of the lot taken from the roadside and several photos taken from the approximate center of the lot facing the rear of the lot or toward the lakeside of the lot showing the entire width of the lot and its vegetation and trees.

Also, include a tree plot plan indicating planned removal for building project and a landscaping plan showing proposed shrub locations, grass areas, natural areas, decks and fencing, etc. Materials and colors for the exterior must be approved. A 'Construction Gate Code' to be used by contractors and sub-contractors will be issued.

16. Sloped areas of bare dirt shall be addressed to prevent possible erosion if deemed necessary by the ARC. (seed or mulch may be recommended)

17. Once house plans are approved, the foundation must be staked out and an ARC inspection requested in writing. Approval of location to verify the proposed plan must be by the ARC prior to construction beginning. Please contact the ARC in writing at the address above or via email for this inspection.

19. The property owner is responsible for placing and maintaining a stone driveway to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road rights-of-way. This driveway is to be used before and during construction, to minimize damage to the roads and shoulders of the roads caused by the repeated parking of vehicles, heavy equipment and trucks. 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 subject property. The owner will be responsible for any necessary repairs.

20. Upon final completion of home construction, landscaping, proper installation of a driveway culvert, paving of the driveway(s), walkway(s) as shown on the approved plan, the homeowners must request a 'Final Inspection' from the ARC. This request should be in writing at the address above or via email to the Lake Vistas Architectural Review Committee.

On behalf of the Lake Vistas Homeowner's Association, we welcome you to the community and we look forward to working with you to make this an enjoyable place to live. Should you have any questions about these Guidelines or the plan submittal and review process; please do not hesitate to contact the ARC at any time.