

**APPLICATION FOR ARCHITECTURAL REVIEW
Effective 06/19/2021**

Important: Please provide all of the information requested below. Any change or modification from original plans, specifications or other materials submitted with this application for review, will require an additional review and approval from the Architectural Review Committee before implementation.

Construction must not begin until approval is granted. Driveway must be approved by the ARC prior to any other construction activity. Cost of culverts, installation and required drainage is the responsibility of the property owner.

Owner: _____ E-Mail: _____

Mailing Address: _____ Daytime Ph: (____) _____

City: _____ State: ____ Zip: _____ Evening Ph: (____) _____

Email Address: _____

Tract #(s): _____ Project Address (911 Address): _____

Contractor: _____ NC License #: _____

Contractor Phone: (____) _____ (daytime) (____) _____ (evening)

Contractor Email: _____

* Contractor information is required for security access and site cleanup responsibility

Application Type (Check only one)

- New Construction Addition Alteration Replacement Repair Clearing

(Major improvements collectively \$5,000 or more - check all that apply)

- Water Well Dwelling Storage Building/Shed Barn/Stable
 Garage Deck Driveway Landscaping Clearing/tree removal

(Minor improvements collectively under \$5,000 - check all that apply)

- Storage Building/Shed Barn/Stable Garage
 Deck Driveway Landscaping Clearing/tree removal

Planned Dates of Construction

Water Well	___/___/___	Driveway	___/___/___
Start of excavation & clearing	___/___/___	Framing Start	___/___/___
Exterior Complete	___/___/___	Landscaping Complete	___/___/___

Residential Structures (Minimum is 1000 heated square feet)

Gross SF _____ Heated SF _____ Number of stories _____ Number of bedrooms _____

Right-of-way and Setback Restrictions

Construction setback requirements: Front: _____ Side: 15 ft Rear: 25 ft

Road right-of-ways along lot:

Road Name: _____ ROW Width: _____ ft

Road Name: _____ ROW Width: _____ ft

Distance from closest point of structure (including porches and decks) to center of road: _____ ft

(Must total at least the required setback plus half of the width of the road right-of-way.)

Do all structures included in this application meet the above setback restrictions? Yes No

Give a brief description of the work you are submitting for architectural review:

Directions to the property:

Is a key or combination required for vehicular access to the lot? No Yes (please provide)

Category	Type of Material	Comments Manufacturer / Model / Style No.	Color	Color Sample Provided
Foundation				<input type="checkbox"/>
Siding, veneer or finish				<input type="checkbox"/>
Soffits				<input type="checkbox"/>
Roofing material				<input type="checkbox"/>
Eaves/gutters				<input type="checkbox"/>
Windows				<input type="checkbox"/>
Exterior trim/facia				<input type="checkbox"/>
Deck/rails				<input type="checkbox"/>
Stairs				<input type="checkbox"/>
Fence/gate				<input type="checkbox"/>

The following required information should be submitted with this application:

- Basic construction footprint and floor plan
- Detailed elevation drawing or rendering of the exterior appearance of the structure, or photographs of substantially similar existing structures with all deviations noted on this application
- Site map showing property lines, roads, driveways, structures, and major landscaping items
- Colored samples of exterior materials (color chart may be acceptable for wood stains)
- Signed *Property Owner Affirmation of Compliance*. Required for all major applications involving residential construction.
- Signed *Property Owner Affirmation of Compliance*. Required for all major applications involving residential construction.
- Signed *General Contractor Affirmation of Compliance*. Required for all major applications involving residential construction.
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Send completed application along with application fee of **\$50.00** for projects of \$5,000 or more. There is no fee for projects under \$5,000 (but the application is still required):

BMPOA ARCHITECTURAL REVIEW COMMITTEE
230 BUCK MOUNTAIN RD
PURLEAR, NC 28665

If you have questions, call: **(336) 818-3223**

By signing this application, I acknowledge that I have read and understand the provisions of the covenants, bylaws, and Architectural and Aesthetic Criteria of the Buck Mountain Property Owners Association and agree to abide by all of the terms and conditions specified therein. I believe all of the information provided with this application to be true to the best of my knowledge.

I further understand that approval of the project by the Architectural Review Committee is contingent upon the project being constructed as indicated in the specifications and drawings submitted for review. I agree to notify the ARC of any change in these plans affecting exterior appearance or other reviewed criteria, and understand that any such change must be approved by the ARC before construction of the change is undertaken. I understand that if any change is implemented without approval, and the change is ultimately deemed to not conform to the then current architectural guidelines established by the ARC, that the Property Owner shall be responsible for all costs to tear down the structure or to bring it into compliance.

The architectural review process does not replace or supersede state and/or county building codes and restrictions. The architectural review process is established by and for the benefit of the Buck Mountain POA and its members. If governmental regulatory violations are noted by a member of the Buck Mountain ARC, these violations may be reported to the appropriate authority. The Buck Mountain ARC or Board of Directors are not responsible for any errors in construction, design, materials, landscaping, grading, etc., whether approved by the ARC process or not.

Buck Mountain Property Owners Association, nc.

Owner: _____

Tract: _____

Check with the Roads Manager regarding accessibility of your site by heavy equipment. Heavy equipment may not be transported on community roads when roads are soft. You will be held responsible for the cost of any repairs due to damage by heavy equipment.

Property Owner Signature: _____ Date: __/__/__

Property Owner Signature: _____ Date: __/__/__

Property Owner Affirmation of Compliance

Property Owner(s)

Mailing Address

City State Zip

I (we), the undersigned member of the Buck Mountain Property Owner’s Association, Inc., have read and understand the most recently published *Architectural And Aesthetic Criteria* for the Buck Mountain POA, Inc. and agree to follow all of the criteria and conditions for approval stated therein.

_____ I have read and understand the published or posted rules of the POA and agree to communicate the relevant rules to the general contractor, all crew, suppliers, and subcontractors providing services at the construction site.

_____ I agree to be held responsible for any violation of the published or posted rules of the POA by any construction worker, supplier, or subcontractor, or otherwise a result of construction activity on my property.

_____ I agree to be held responsible for all appropriate repairs to any roads or common areas that are damaged as a result of construction activity on my property, including but not limited to any damage or abnormal wear-and-tear to the roads as the result of construction traffic. I further agree that if such damage occurs, the POA may conduct repairs as it normally would and bill me directly for reimbursement of such repairs.

_____ I understand that if subcontractors cause damage to any common area, fail to consider obvious safety precautions, or do not follow published or posted rules of the association the subcontractors may lose their privilege to enter Buck Mountain and this may significantly impact or halt my project.

_____ I have read and agree to be bound by the *Fire Safety Rules* of the association which do not permit the burning of any non-vegetative construction debris and require that a person attend the fire at all times without exception until it is completely extinguished.

_____ I understand that no construction debris of any kind may be placed in the garbage compactor or bulk item dumpster maintained by the POA at the service center, nor may it be buried on my property. I further agree that if I or my subcontractors are found to be leaving excessive debris on the construction site or disposing of construction debris improperly, I may be fined as much as \$500.00 by the association for each occurrence.

_____ I further understand that if I, my contractor, a work crew or any subcontractors associated with the construction project violate any of the published or posted rule of the POA that as the

General Contractor Affirmation of Compliance

I hereby represent that I, _____, am a General Contractor in good standing licensed for residential construction by the State of North Carolina, under license number _____. I further represent that I have read and understand the *Architectural and Aesthetic Criteria* for the Buck Mountain POA, Inc. and agree to be bound by the terms and conditions within the criteria with respect to the above project.

_____ I have read and understand the published or posted rules of the POA and agree to communicate the relevant rules to all crew, suppliers, and subcontractors providing services at the construction site.

_____ I agree to be held responsible for all appropriate repairs to any roads or common areas that are damaged as a result of construction activity on the project, including but not limited to any damage or abnormal wear-and-tear to the roads as the result of construction traffic. I further agree that if such damage occurs, the POA may conduct repairs as it normally would and bill me directly for reimbursement of such repairs.

_____ I understand that if any member of my crew or any subcontractor cause damage to any common area, fail to consider obvious safety precautions, or do not follow published or posted rules of the association the offending party may lose their privilege to enter Buck Mountain and this may significantly impact or halt the construction project.

_____ I have read and agree to be bound by the *Fire Safety Rules* of the association which do not permit the burning of any non-vegetative construction debris and require that a person attend the fire at all times without exception until it is completely extinguished.

_____ I understand that no construction debris of any kind may be placed in the garbage compactor or bulk item dumpster maintained by the POA at the service center, nor may it be buried on my property. I further agree that if I or my subcontractors are found to be leaving excessive debris on the construction site or disposing of construction debris improperly, I may be fined as much as \$500.00 by the association for each occurrence.

_____ I understand that any excessive erosion as the result of this construction project may be reported to government authorities for inspection and action.

_____ I further understand that if any member of my crew or any subcontractor associated with the construction project violates any of the published or posted rule of the POA that as the property owner I may be fined up to \$25 per day for each violation until such violation is corrected, or \$500 per each occurrence for improper disposal of debris or violating the fire safety rules of the POA.

I understand that the State of North Carolina requires anyone doing more than \$30,000 worth of residential improvements (including all project costs regardless of who pays for them) to be licensed by the State as a General Contractor. I know that the State maintains a website and toll-free number that allows me to check on the status of a contractor's license, and I will not knowingly allow an unlicensed person other than myself to be primarily responsible for construction of my project. I understand that

Buck Mountain Property Owners Association, nc.

Owner: _____

Tract: _____

quality of construction within the development has a direct impact on property values, and that the ARC guidelines regarding construction quality are an important defense against diminishing property values.

Contractor Signature

Date

----- Area below to be completed by Architectural Review Committee -----

Date original application & fee received: ___/___/___ By: _____

Date application package complete: ___/___/___ By: _____

Initial site inspection conducted ___/___/___ By: _____

Follow-up site inspection conducted ___/___/___ By: _____

DISPOSITION OF APPLICATION: DENIED APPROVED

Please be advised that approval of this application is NOT unconditional. See the current version of *Architectural and Aesthetic Criteria* for details.

Other conditions of approval and contingencies:

Contingent upon receipt of Septic Permit issued by Wilkes County prior to ___/___/___ # _____

Contingent upon receipt of Well Permit issued by Wilkes County prior to ___/___/___ # _____

Contingent upon Certificate of Occupancy issued by Wilkes County prior to ___/___/___ # _____

Architectural Review Committee Date