

# **Quick Guide To Architectural Control Committee Submittal Requirements**

- 1) Submit the appropriate application (New Home Construction Packet or Exterior Modification Application) along with all applicable supporting documentation.
- 2) Valid Health Dept. (septic system) permits must be submitted for new homes.
- 3) **For new home construction**, a \$9,000 *Impact Fee* (payable to Rumbling Bald POA) and a \$4,580.00 refundable *Security Deposit* (payable to Rumbling Bald ACC) must accompany each application.

**For exterior remodeling projects**, the *Impact Fee* will be 1% of the total cost of projects if over \$10,000 (not to exceed the new home construction Impact Fee) and the refundable *Security Deposit* will be 2% of the total cost of projects if over \$5,000 (not to exceed the new home construction Security Deposit).

Security deposits will be returned upon satisfactory completion of the project.

- 4) **ALL** external colors must be approved by the ACC. White will not be accepted. The proposed color must have a Light Reflectance Value (LRV) of 50 or less for the body of the home and a LRV of 63 or less for the trim. The ACC retains the right to deny a color based on the need to maintain an aesthetic harmony in the Association.
- 5) Concrete block or poured concrete exterior walls must be parged and painted.
- 6) Corrugated, shiny metallic or baked glazed finishes for exterior walls will not be approved.
- 7) Trailers or mobile homes will not be approved.
- 8) Trees over three (3) inches in diameter must not be removed without the consent of the ACC. Topping of trees is prohibited.
- 9) Trees removed to clear sites for the building, septic field, and driveway must be done within ACC guidelines.
- 10) All setback requirements must be followed. Any deviations require the granting of an ACC variance.
- 11) All fuel tanks (i.e., propane, oil) must be buried according to specifications of fuel supplying company.
- 12) Any revisions to plans after initial approval must be brought to the ACC.
- 13) The Town of Lake Lure Land Disturbance Permit requires that any applicant who does not reside in North Carolina assign an agent who will accept and convey correspondence regarding the land disturbance project. This requirement is separate from the superintendence of the construction project.
- 14) Silt screens must be properly installed and maintained in a condition to serve their intended purpose until erosion is not a problem.

NOTE: Complete and detailed descriptions of these requirements can be found in the "Rumbling Bald ACC Rules & Regulations". If you have further questions, please contact Teresa Kennedy, Community Management Administrator, at (828) 694-3075.

**REMINDER: You must obtain ACC approval for any future exterior work done on your home or lot.**