

WINDEMERE ISLAND - ARCHITECTURAL CONTROL COMMITTEE

**APPLICATION FOR NEW HOME CONSTRUCTION APPROVAL**

INSTRUCTIONS: Submit prior to commencing ANY construction or other site work. Applicant to check Builder Column *only*. Please fill in all blanks with appropriate information and check Builder Column to indicate inclusion of required items.

	<u>Builder</u>	<u>ACC</u>
<b>1. Fees:</b>		
<b>Application Fee</b>	\$100.00	_____
<b>Construction Escrow Deposit (refundable)</b> (see Note A)	<b>\$4,000.00</b>	_____
There will be a penalty of up to \$2,500 when any work is performed without Committee approval.		
<b>2. Roof Pitches:</b>		
Main _____/12		_____
Secondary _____/12		_____
<b>3. Heated Square Footage (ranch or single story = 2,500 sq ft minimum) (multi-story = 2,800 sq ft minimum with 1,500 sq ft on first floor)</b>		
<input type="checkbox"/> First (1 <sup>st</sup> ) Floor _____ sq ft		
<input type="checkbox"/> Second (2 <sup>nd</sup> ) Floor _____ sq ft		
<input type="checkbox"/> Other (specify _____) _____ sq ft		
<input type="checkbox"/> TOTAL HEATED SQUARE FOOTAGE, excluding basement _____ sq ft		
<input type="checkbox"/> Finished Basement – All _____ sq ft		
<input type="checkbox"/> Finished Basement – Partial _____ sq ft		
<input type="checkbox"/> Unfinished Basement _____ sq ft		
<b>4. Site Plan or Survey (see <u>Windemere Island Architectural Guidelines [page 13] for more details</u>), including:</b>		
<input type="checkbox"/> Building setbacks (front, rear, right and left sides)		_____
<input type="checkbox"/> Easements and right of way identification		_____
<input type="checkbox"/> Proposed location of home, driveway, walkways, piers, DOCK, hardscaping, retaining walls, etc.		_____
<input type="checkbox"/> Grading drainage plan showing existing and finished elevations		_____
<input type="checkbox"/> Fill plan, if any		_____
<input type="checkbox"/> Location of service areas (propane tanks, HVAC equipment, trash cans, etc.)		_____
<input type="checkbox"/> Tree site plan showing location of trees four inches (4") or larger in diameter to be removed (trees of this size not to be removed will be tagged)		_____
<input type="checkbox"/> Location of contractor's I.D. sign, portable outdoor toilet facilities and temporary power pole		_____
<b>5. Three (3) sets of Architectural Plans. One set of plans to be in an electronic (pdf) form. The Committee will retain one set. (All architectural drawings MUST contain a seal by a professional engineer or licensed architect registered in North Carolina or as required by Iredell County), including:</b>		
<input type="checkbox"/> Floor plans at ¼ " = 1' or greater		_____
<input type="checkbox"/> Exterior elevations at ¼ " = 1' or greater		_____
<input type="checkbox"/> Colors and type of all exterior materials to be used (attach samples)		_____
<input type="checkbox"/> Designation for Architectural or Dimensional style shingles-no flat tab allowed (attach samples)		_____
<b>6. Dock, retaining walls and/or hardscaping plans due thirty (30) days prior to installation.</b>		
		_____
<b>7. Landscape Plan due thirty (30) days prior to installation. Landscaping is required to be complete ninety (90) days after occupancy. See Guidelines for other requirements.</b>		
		_____
<b>8. Exterior Lighting Plan (including landscape lighting) due thirty (30) days prior to installation.</b>		
		_____

**Notes:**

- A. Plans will not be accepted for review without a completed checklist, except for the construction escrow deposit, which is due prior to final approval.
- B. This application, together with the fees charged, covers the construction of docks and hardscaping if work performed in conjunction with house construction.
- C. Any approvals by the Architectural Control Committee shall not constitute approval by any other agency.
- D. To be considered, an application must be submitted to the Committee Chair and a Committee meeting will be scheduled within TEN (10) days. Additional meetings will be called as necessary. Please allow FIVE (5) days for a written response. Meetings are open to any and all interested parties.
- D. All service areas (i.e., propane tanks, HVAC equipment and trash container storage) must be concealed from view on all sides behind walls and/or shrubbery.

- E. Information concerning the approved mailbox design will be supplied prior to completion of construction. Mailbox location should be included on the hardscaping plan and must be approved by the Committee in advance of installation.
- F. Upon acceptance of this application and prior to the commencement of any site work, Owner(s) and/or Builder agree to meet with a member of the ACC at the building lot to review the actual site and to tag and take photographs of the trees that are to remain and the easements of nearby properties.

**We have read, understand and AGREE to abide by the current Declaration of Covenants, Conditions and Restrictions and the Architectural Guidelines for Windemere and Windemere Island.**

Lot # \_\_\_\_\_ Property Address \_\_\_\_\_, Statesville, NC 28677-2097

**We hereby request approval for the plans to be built as submitted on the property indicated above. Any exterior modification to the scope of the work will not be commenced until Committee approval is obtained. We understand that all communication from the Committee will be directed to Owners with copies to builder, where applicable. We further understand that once approved and undertaken, construction shall be completed within eighteen (18) months from the date of commencement unless the Architectural Control Committee grants an extension of time.**

General Contracting Firm \_\_\_\_\_ NCLBGC License # \_\_\_\_\_

Address \_\_\_\_\_, \_\_\_\_\_, NC \_\_\_\_\_

Phone Numbers: Office \_\_\_\_\_ Cell \_\_\_\_\_ Fax \_\_\_\_\_

License: Qualifier \_\_\_\_\_ Indicate type of license held by contractor by choosing from one of the three statutory definitions as set forth in N.C.G.S. 87-10. If unsure, you may contact the N.C. Licensing Board for General Contractors at 919-571-4183.

- \_\_\_\_\_ 1. **Unlimited** – for projects without restriction as to value of any single project.
- \_\_\_\_\_ 2. **Intermediate** – for any single project with a value of up to seven hundred thousand dollars.
- \_\_\_\_\_ 3. **Limited** – for any single project with value of up to three hundred fifty thousand dollars.

General Contractor's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Understanding that it is to our benefit as well as the community's, that this project be successfully completed in a timely manner, Owners further state that they have researched and are satisfied with this builder's qualifications and ability to complete this project.**

Owner's Signature \_\_\_\_\_ Owner's Signature \_\_\_\_\_

Daytime phone \_\_\_\_\_ Daytime phone \_\_\_\_\_

Evening phone \_\_\_\_\_ Email \_\_\_\_\_

Mail application package to:  
 Windemere Island Architectural Control Committee  
 c/o Barbara Schuetz, Chair  
 331 Windemere Isle Rd  
 Statesville NC 28677  
 704-528-5645  
 baschuetz@gmail.com

Date: \_\_\_\_\_