

WINDEMERE - ARCHITECTURAL CONTROL COMMITTEE

APPLICATION FOR NEW HOME CONSTRUCTION

INSTRUCTIONS: Carefully review the current Windemere Architectural Guidelines. Submit fees, three (3) printed copies of the site plan/survey, architectural plans, and good quality photocopies with description of all exterior material as outlined below, including this application form. Check Builder Column only. Please fill in all blanks with appropriate information.

Owner Name _____ Lot # _____ Street address _____

Builder _____ Date _____

Table with 3 columns: Item, Amount, Builder, ACC. Row 1: Fees: Required are: Application Fee (non-refundable) \$100.00. Row 2: Construction Escrow Deposit (refundable after completion) \$4,000.00. Row 3: (Checks should be made payable to Windemere POA)

There will be a penalty of up to \$2,500 when any work is performed without Committee approval.

Table with 3 columns: Item, Amount, Builder, ACC. Row 1: Site Plan or Survey: Submitted site or survey plans must show: a. Building setbacks (front, rear, right and left sides) b. Easements and right of way identification c. Proposed location of home, driveway, etc. d. Access of streets and walkways, driveways, piers, docks, etc. e. Grading and drainage plan e. Fill plan, if any f. Preliminary exterior lighting plan (final plan due prior to installation) g. Location of service areas (propane tanks, HVAC equipment, trash cans, etc.) h. Preliminary landscape plan showing location of trees including existing trees four inches (4") or larger in diameter, noting trees to be removed plus all plantings (including trees) to be added i. Location of contractor's I.D. sign, portable outdoor toilet facilities and temporary power pole

Table with 3 columns: Item, Amount, Builder, ACC. Row 1: Architectural Plans. Please submit in US ARCH D scale (24" X 36"). All architectural drawings MUST contain a North Carolina Engineer's Stamp or be drawn and sealed by a licensed architect, showing: a. Floor plans at 1/4" = 1' or greater scale (including foundation) b. Exterior elevations at 1/4" = 1' or greater scale c. Colors and type of all exterior materials to be used (include photocopies with descriptions) d. Designation for architectural or dimensional-style shingles ((include photocopies with descriptions). e. No flat tab (strip type) shingles are allowed

Table with 3 columns: Item, Amount, Builder, ACC. Row 1: Roof Pitches: Main ___/12 Secondary ___/12

Table with 3 columns: Item, Amount, Builder, ACC. Row 1: Square Footage (Heated) First (1st) Floor ___ sq ft Second (2nd) Floor ___ sq ft Other (except basement or garage) ___ sq ft Heated area of Basement ___ sq ft x 1/2 = ___ sq ft Total Square Footage (Heated) ___ sq ft

6. Approximated Proposed Price of Home \$ _____

Notes:

- 1. ALL ACC Guidelines must be followed.
2. Incomplete application packages will not be accepted.
3. Final Exterior lighting and landscape plans are due prior to installation. Please note that landscaping must be completed thirty (30) days after occupancy (weather permitting) and all service areas (i.e., propane tanks, HVAC equipment, and garbage containers) must be concealed behind evergreen shrubbery.
4. Any approvals by the Architectural Control Committee shall not constitute approval by any other agency.

5. Burning of construction debris is prohibited. All construction sites are required to have dumpsters
6. Please allow up to thirty (30) days for a written response to, or approval of, this application. Inquiries may be made at any time.
7. The \$4,000 escrow deposit will be refunded after final inspection is granted and landscaping has been installed.
8. Utilities:
Water and Sewage are provided by Aqua Utilities. A special grinder pump is required. A special application must be made to Aqua Utilities. Please contact any of the ACC members for a copy of the Aqua special application form.
Electricity is provided by Duke Energy.
No natural gas service is available.
Propane is provided by various companies in the area.
Internet services are available from various companies. Spectrum is most often used.
9. Lots and home must be staked and this must be approved by the ACC before home construction may begin.

I have read and understand all the above information. I have reviewed the Declaration of Covenants, Conditions and Restrictions; and the current Architectural Guideline for Windemere. I agree to abide by all of them.

Signature of Builder representative _____

Company Name, Address & Phone _____

Builder's representative email _____

Owner's Signature(s) (required) _____

Owner Address _____

Daytime phone _____ Daytime phone _____

Evening phone _____ Email _____

Mail application package to:
 Windemere Architectural Control Committee
 C/o Bill Hoffman, Chair
 215 Windemere Isle Rd.
 Statesville NC 28677

Application for New Home (Rev 2 March 2021)