

AMHOA CONSTRUCTION APPROVAL

As of July 15, 2017 (revised 10/13/20)

The following summarizes the requirements and process by which property owners shall obtain HOA approval prior to commencing any new construction, major exterior renovations and/or additions to their property. These requirements are applicable to all property owners and lots within Alpine Mountain Home Owners Association as provided by current restrictive covenants. If any discrepancies exist between this summary and the restrictive covenants, the restrictive covenants shall take precedent. Any reference to "approval" implies approval by the Board of Directors.

PLAN SUBMISSION (two (2) sets are required):

1. Floor plans indicating the heated/cooled square footage of each floor and type of construction. Approved methods of construction include stick-built, log, brick, stone, pre-cut, modular and panelized methods.
2. Elevations indicating the total height of the structure and intended exterior finish materials and colors. Any exposed concrete, or concrete block must be finished with like siding, brick, stone veneer or painted stucco.
3. Site plan and/or property survey showing location of improvements on the Lot, setbacks, right-of-ways, utility easements, site drainage, driveway(s) and intended driveway(s) construction, location of septic systems and wells, provisions to control silt and water run-off during construction, finish grading and landscaping.
4. Driveway connections to HOA roads must provide proper ditches, liners and culverts to minimize drainage that could damage common areas and roads. Drainage and runoff from the Lot or driveway onto Association roads is not permitted. Where connections occur to asphalt paved common area roads, the connection must include an asphalt, or concrete paved apron of not less than the width of the driveway and twelve (12) feet in depth from the edge of the road. Connections should include sufficient radii for turning.

ROAD IMPACT FEE:

1. Together with the plans a check made payable to AMHOA for the applicable road impact fee. Plans will not be reviewed until this payment is received.
2. For new construction the current fee is \$5,000. For additions and/or major renovations the current fee is \$2,500. If service to an existing well or septic tank system is required no pre-approval or fee is required.
3. These fees are reviewed annually by the Board of Directors and amounts set for the ensuing fiscal year.

ALLOWANCE FOR PRE-CONSTRUCTION ACTIVITIES:

Prior to submitting plans for approval as outlined above, owners may request approval to:

1. Perform initial grading and clearing necessary for driveway construction to allow access to the Lot. This work would require proper grading and connection to the private road(s) as outlined above in item 4.

AMHOA CONSTRUCTION APPROVAL

As of July 15, 2017 (revised 10/13/20)

2. Drill a well and/or install a septic system provided however, necessary permits have been issued by Buncombe County.

Any request for pre-construction approvals shall require submission of a site plan (2 copies) showing the location of the driveway, well and septic system and copies of applicable permits for well and/or septic system. If approved, all work shall be subject to the same rules as described below.

ROAD IMPROVEMENT POLICY:

The HOA is not obligated to further “improve” road right of ways beyond the condition received at turn over by developer, nor pay for any expenses associated with further improvements. Furthermore, the HOA is not responsible for providing utility services of any kind, in any manner, to any lot, or pay for any expense associated with such utilities. Should a property owner(s) wish to further improve road right of ways providing access to their property(s) beyond the condition which existed at the time of turn over by the developer, or the condition existing at the time of purchase (“the Further Improvements”), they may do so provided; i) the Board is first notified in advance of such desire, in writing; ii) the owner(s) agree to comply with reasonable specifications and requirements relating to construction materials, methods, drainage and surfacing, and iii) the owner(s) pay for all costs associated with the Further Improvements. Board shall be given a reasonable period of time (not less than 20 business days) to respond to any such request and to provide their requirements for construction of the Further Improvements. Upon completion of the Further Improvements (to the Board’s satisfaction), the HOA will thereafter endeavor to maintain said right of way(s) in reasonable condition and in a manner consistent with then current policies and procedures employed by the HOA relating to annual road repair assessments.

APPLICABLE RULES:

1. Applicable to all contractors, sub-contractors, vendors and material men. Owners are responsible for compliance and liable for any damages to common area elements and roads.
2. Construction activity shall not commence without Association approval and valid building permit(s).
3. No “steel tracked” construction equipment shall be driven upon the common area roads.
4. Road right of ways shall be kept clear of construction materials and debris. Any grading of the site shall at all times maintain the integrity of roadside drainage.
5. Roads may not be blocked in any manner as to prevent traffic flows to and from other properties within the Association.
6. The road in front of the Lot, and the Lot, must be kept free of all construction debris. A construction dumpster and portable toilet must be maintained on the Lot during construction.
7. Not more than one half (1/2) of all trees having a diameter over six inches (6”) may be removed from any lot for purposes of construction.

AMHOA CONSTRUCTION APPROVAL

As of July 15, 2017 (revised 10/13/20)

8. All outside construction work must be completed within eighteen (18) months of commencement, or thirty-six (36) months from date of the Association's plan approval, whichever first occurs.
9. RV's, travel trailers, mobile homes, or any other portable building may not be stored on the lot and used as a temporary residence during construction.
10. Parking areas around the central mail boxes are intended for temporary parking only by use of property owners, their guests and visitors, or by contractors providing services to the Association.
11. Trash dumpsters located near the central mail boxes are provided for residents use only. No construction materials are permitted to be placed in either dumpster.