

GRANTS MOUNTAIN POA BUILDING STANDARDS

Homeowner's Name: _____

Property Address: _____

Homeowner's Phone: _____

Homeowner's Email: _____

Homeowner's Signature: _____

Date of Request: _____

Building Type:

- Stick built construction only (no mobile, modular or systems-built homes).

Exterior:

- Block, brick, rock/stone foundation. Exposed concrete or block must have stucco applied on or before completion of home.
- Wood, log, rock/stone, stucco, brick, cement board and any combination is permitted. All Vinyl and aluminum siding is permitted, although a combination of vinyl and any of the above permitted materials may be permitted as long as the percentage of vinyl/aluminum does not exceed 50%.
- Any new materials that are approved by the North Carolina Homebuilders Association may be considered.
- Windows/doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- No pre-fabricated, metal or plastic outbuilding will be permitted. Outbuildings must be constructed of similar materials to home.
- Detached garages are permitted, but must be constructed of the same exterior material as the home.

- Roof-pitch must be a minimum of 6/12. This also applies to outbuildings and detached garages.

Lot Owner Responsibilities:

- \$1,000.00 impact fee to be paid to Grants Mountain POA before build starts
- Present 2 copies of blue line schematic drawings of home to P.O.A.
- Have permission from the P.O.A. before commencement of construction.
- Ensure that driveway construction does not impact road integrity.
- Any lot owner who commences to build without written permission and stamped plan approval from the P.O.A. is subject to a fine of \$100.00 per day for every calendar day from date of starting construction (i.e. digging footings, clearing lot to build) until receipt of approval letter from the P.O.A. The P.O.A. reserves the right to bring legal action against lot owners who start building without approval plans.
- ***Lot owner is responsible for the actions of any or all agents, employees, contractors, subcontractors and assigns.***
- Utility line installation, which causes the need for GM road repair is the responsibility of the lot owner. Road paving must meet GM POA Board approval as to the original specifications for rolled 2' composite asphalt. Road repair must be completed within 60 days of utility line installation unless a waiver is received from the GM POA stating otherwise.

Contractor Responsibilities:

- Contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Contractor must provide one (1) portable toilet for each job site within the development. The contractor must present a maintenance agreement, which allows for weekly dumping/cleaning of portable toilet.
- Contractor must have a dumpster on site for each job site. Trash and excess/waste building materials shall be placed in dumpster at the end of each working day.
- The P.O.A. reserves the right to levy fines of \$100 per day against contractors who do not adequately clean building site or do not have a functioning portable toilet.
- Building materials cannot be placed within road rights of way or utility easements.

- Contractor must assume liability for all construction vehicles that enter the development en route to their job site, specifically overweight vehicles that damage road surfaces and the negligence of operators. There is a 40,000 lb. weight limit for vehicles and trucks may not exceed 35 feet (kingpin to axle). Concrete trucks weight limit is 5 yards per truck.
- Contractor is responsible for actions of any/all subcontractors.
- Contractors/subcontractors are responsible or any cut, break or damage to underground utility caused by their negligence.
- Maintain a safe speed throughout the property (15 MPH).
- Do not throw litter from vehicles onto the roadway.