



Evans Mill Architectural Review Committee Application

Note: This application and all paperwork must be submitted **no less than 30 days** prior to the anticipated project start date

Homeowner(s): _____
Cell Phone #: _____ Cell Phone #: _____
Lot #: _____ Email Address: _____
Property Address: _____
Mailing Address: _____
General Contractor: _____ Cell Phone#: _____
Email: _____ License# _____
Clearing Contractor: _____ Cell Phone#: _____
Other Contractors: 1) _____ Cell Phone #: _____
2) _____ Cell Phone#: _____
3) _____ Cell Phone#: _____

In submitting this application, I understand and agree to the following:

- 1) To obtain Applicable county/city permits and submit a copy of any permit(s) to the ACC.
- 2) To comply with the Evans Mill Protective Covenants, Building Guidelines, Driveway Specifications
- 3) To repair any damage to property, utility, street, roadside, or otherwise, that may be incurred by this project.
- 4) To coordinate, allow, and facilitate the representatives of the ACC and/or their agent, to enter the property, at reasonable times, for the purpose of inspecting the area of the proposed project, project in progress, and completed project. It is understood that such property entry inspections are necessary to avoid unexpected personal cost and costs to the HOA. The project entry inspections shall not constitute trespass.
- 5) The Evans Mill Homeowners Association reserves the right to require the removal or repair of the project at my expense if: a) The project is not constructed or installed as per the specifications submitted with this application, b) Any construction or alteration is made prior to the approval of the ACC.

Homeowner Signature Homeowner Signature Date: _____

Directions:

In order to be considered by the Architectural Review Committee your application must include the following:

- Plat Plan (survey) of your Lot, with location of proposed build and/or improvement marked to approximate scale with dimensions
- Description, sketches, photographs, catalog illustration
- Dimensions and materials (types, size, color/finish) for the proposed project

An application submitted without all required submissions will be considered incomplete. In such cases, the Architectural Review Committees thirty (30) day review period will not commence until all required submissions have been provided. Other exhibits may be requested to permit adequate evaluation of the proposed change.

Signatures and Acknowledgment of Adjacent Property Owners

This acknowledgment indicates an awareness of the intent and does not constitute approval or disapproval.

Name: _____ Name: _____
Signature Signature



Home Build Information

1. Site Plan - Submit 2 copies full sets of Site Plan
2. Scale of Plan with dimensions
3. Site Boundaries
4. Home Location:
Front > or = 40' from street or waterway, unless otherwise required
Back > or = 30' from rear line
Sides > or = 15' side of Lot line
Driveway > or = 5' from side Lot line
Drainage Structures
5. Additional Improvements - check if applicable **Set back requirements applies to any additional improvements**
☐ Detached Garage - Include site diagram showing intended placement, size, Type of exterior siding materials/color & roofing material/color
☐ Fence - Include a site diagram reflecting the location, size, as well as type of material/ color
☐ Pool - ☐ In Ground, ☐ Above Ground - include site diagram reflecting the location, size,
☐ Deck - Include site diagram reflecting location, size, as well as type of material & color
☐ Bulkhead - Include site diagram reflecting location, size, as well as type of material & color
☐ Shed/Outbuilding - Include site diagram showing intended placement, size, Type of exterior siding materials/color & roofing material/color
☐ Other _____
6. Lot Staked/Flagged - check if applicable
☐ House & Driveway
☐ Detached Garage
☐ Additional Improvements
☐ Trees to be removed flagged
7. House Plan - Submit 2 copies of house plan
a) Floor plan with 2 car garage
b) Front elevation
c) Rear elevation
d) Side elevation
e) Heated square footage: 1st Floor _____ 2nd Floor _____ Roof Pitch > or = 6/12 pitch
9. Landscape Plan - include a drawing with location specified as well as plants, size & species, to be utilized.

Approvals

Note: All approvals are only valid for 12 months from date of approval

1. ☐ **Application** Complete ☐ Incomplete/Returned due to _____
2. ☐ **Site Plan** Approved ☐ Not Approved due to _____
3. ☐ **House Plan** Approved ☐ Not Approved due to _____
4. ☐ **Add. Improvements** Approved ☐ Not Approved due to _____
5. ☐ **House Location** Approved ☐ Not Approved due to _____
6. ☐ **Tree Removal** Approved ☐ Not Approved due to _____

Date Received by the Architectural Committee _____

- ☐ Approved as Submitted
☐ Approved with Conditions (see attached conditions)
☐ Denied (see attached justification for denial)

ACC Member Signatures: _____

Date _____

Date _____

Date _____



Architectural Change Request

Note: This Request to be submitted by Owner for original build/construction in progress and any changes after construction

Homeowner(s): _____
Cell Phone #: _____ Cell Phone #: _____
Lot #: _____ Email Address: _____
Property Address: _____
Requested Change: _____

Directions:

In order to be considered by the Architectural Review Committee, your "Change Request", your Request must include the following:

- Specific Plan of your Lot, with location of proposed change marked to approximate scale with dimensions
- Description, sketches, specifications, photographs, catalog illustration
- Dimensions and materials (types, size, color/finish) for the proposed change

A Change Request submitted without all required submissions will be considered incomplete. In such cases, the Architectural Review Committee will not commence a Change Request review until all required submissions have been provided. Other exhibits may be requested to permit adequate evaluation of the proposed change.

Approvals:

Note: All approvals are only valid for 12 months from the approval date

Date Received by the Architectural Committee _____

- () Approved as Submitted
() Approved with Conditions (see attached conditions)
() Denied (see attached justification for denial)

ACC Member Signature: **Date** **Date** **Date**



Building Guidelines

SIGNS:

- The General Contractor may erect one (1) professionally made sign, not to exceed (6) square feet. To be placed a distance no closer than 20' to any property line.
- There shall be No supplier and/or subcontractor signs

Erosion Control:

- Builder/Owner must erect sedimentation devices (silt fence) in areas adjacent to all creeks, wetland or areas where these devices are needed to prevent erosion.

Drainage:

- It is the responsibility of the Builder/Owner to provide positive drainage from the building pad and homesite to streets or other designated drainage easements.

Building Sites:

- Builder/Owner **must have approved Site Plan and House Plane Before** commencing any clearing or construction activity on the Lot.
- All Debris from Lot clearing and construction **Must Be Hauled Away**. Burying of debris is unacceptable.
- Each construction site **Must Have A Dumpster and a Portable Toilet** no closer than 5' to a property line during the entire period of construction.
- Lot access for clearing or construction prior to driveway installation, must not interfere with road drainage or disturb road bed prior to hard surfacing. Any drainage to curb or street is the responsibility of the Builder/Owner.

Exterior Siding & Trim Materials:

- The exterior of homes should be designed to utilize the following materials;
 - a) Brick, b) Vinyl, c) Stucco, d) Masonite or similar product, e) Wood - individual siding boards and batten and other similar products may be used with individual components. T111 and other Plywood products are Not an approved wood siding component.

Foundations:

- All homes must be built on a crawl space. The foundation will have a brick face exposed on the exterior of the building. Porches or decks that extend past the foundation of the home should be enclosed by some means such as brick, lattice or slatted wood construction.

Roofs:

- All roofs on residential construction will have a minimum 6/12 pitch.
- Roofing materials allowed are standing seam metal roofs, asphalt and cedar. Concrete shingles or terra cotta tile roofs are not approved. A 25 year material or greater is recommended. Exhaust vents & vent pipes should to be located on backside of roof.

Pools:

- Access to a private swimming pools shall be limited by fencing not to exceed 4 feet (48 inches) in height with safety gate or folding stair case.
- Private swimming pools shall not be located in any front or side yard and shall not be less than 20' from any Lot line
- Above Ground pool shall have an architecturally aesthetic covering of the pool structure
- Pool pump, filter, to be concealed with appropriate screening with fencing or vegetation.



Building Guidelines continued

Colors:

- In general, white and earth tone oriented colors are in keeping with the wood environment at Evans Mill. All colors are subject to architectural review. We would discourage the use of colors such as pink, purple, orange, etc..

Fireplace:

- In acknowledgement of the wooded environment, all chimneys will be required to have spark arrestors as a fire safety precaution for the community.

Driveways:

- Driveway installation must conform to NCDOT standards for connection to state maintained residential street.
- All residences will be required to have a paved driveway.
- Culvert pipe must meet NCDOT specifications. Culvert ends are required to have flared end sections
- Concrete or brick pillars at the end of driveways are not allowed. Pole type lighting fixtures are allowed features at the end of the driveways.

Garage:

- All homes will be required to have a two car garage, attached or detached, with appropriate apron in front of garage doors to accommodate the parking of two additional vehicles.

Garbage Receptacles/Propane Tanks:

- Outside storage of garbage receptacles must be within a screened or enclosed area with fencing or vegetation.
- Propane tanks may be installed as an underground installation or above ground with appropriate screening with fencing or vegetation.

Fences:

- In general, fences are discouraged, however, where appropriate, they will be approved under the following guidelines; a) Height of fences **not to exceed 4 feet (48 inches)**, b) Solid wall construction is discouraged, c) Tops of pickets of vertical boards shall have a design element, d) Fences shall not extend further forward than the rear wall of the house.
- A dog pen may be of chain link fencing provided it is screened on all sides with appropriate vegetation to be located at least 20' from all Lot lines

Clothes Lines:

- Clothes Lines are not permitted in Evans Mill.

Heat Pumps:

- Water source heat pumps must discharge into an enclosed catch basin or other drainage structure that does not impact any adjacent properties. Discharges in roadside ditches is Not Allowed.

MailBoxes:

- Mailboxes and posts shall be of a type and design as approved by the ACC and may be available through a local contractor at cost.
- Mailboxes must be of Dark Green (Forest or Hunter) mounted on a post constructed with Gothic or Round post cap. (Flat post caps are not permitted). Mailbox to be without permanent adornments and/or personalization.