



HOME CONSTRUCTION GUIDELINES

Vista at Bill's Mountain

1. Written approval of home construction plans is required prior to commencement of any clearing, grading or construction. NOTE: After written approval is received from the Architectural Review Committee ("ARC"), no clearing, earth moving or construction of any nature should be done that could damage the approved septic and repair area. Check with the Rutherford County Health Department prior to any construction.
2. No dwelling unit should exceed 2 STORIES above the ground, unless otherwise approved by the ARC.
3. Total minimum heating living space required is 2,000 sq. ft, exclusive of garages, basements, decks, porches, etc, if one story. If a two story house, the minimum heated living space require is 2,200 sq. ft., with the first floor being a minimum of 1,400 sq. ft.
4. All homes must meet setback requirements, as set forth in the recorded plat, deed restrictions, homeowners' association documentation and governmental regulations and guidelines.
5. Solid brick, stone or stucco must cover the foundations.
6. The home must be completed within one year of the date of commencement.
7. Driveway must be finished in concrete, asphalt, pavers, or other approved materials. This is to be constructed and maintained in accordance with the rules, regulations, and specifications approved by the ARC.
8. All natural or propane gas and oil tanks placed on the property must be buried according to county regulations.
9. Satellite dish placement must be approved by the ARC.
10. No free-standing towers or antennas are permitted.
11. Garbage cans must be screened from view from the roads.
12. No For Sale or For Rent signs displayed on a lot.
13. A dumpster is required at all times during construction (must be located on lot.)



14. A fee of \$250 (check payable to Vista at Bill's Mountain Homeowners Association) must accompany the two sets of house plans submitted for review. Plans need to be sent to:

Vista at Bill's Mountain Homeowners Association
525 N Main Street
Hendersonville, NC 28792
Att: Ed Nunez

Approved plans will be kept at the office for future review.

Architectural review fee and road impact fee must be paid and Homeowners Association dues must be current before approval of any plans will be given.

NOTE: Plans must include a completed Plan Approval Check List, 2 full sets of the proposed house plans, (including elevations, floor plans, and roof pitch) a site plan showing house placement, including distances from property lines, driveways, walkways, septic and well placement, and a landscaping plan showing plants, shrubs, decks, etc. *MATERIALS AND COLORS USED for the exterior of the above must be approved and samples should be left with the architectural review committee.*

NOTE: The Architectural Review Committee has particular concerns that the community have a consistent quality of design (facade, material, etc.) In order to maintain a "planned look" for the community and preserve the aesthetic integrity of the community, the Association may at times place a temporary moratorium on any particular style of design until the community is brought back into balance. The committee has the right to reject any house plans not acceptable to this code.

15. A \$2,500 Nonrefundable Road Impact Fee is required when house plans are submitted (payable to the Vista at Bill's Mountain Homeowners Association by either the builder or the Owner.) NOTE: This can be in your contract with your builder—require him to pay the fee. This fee is intended to ensure the Homeowners Association from unnecessary road repairs caused by careless contractors, and also to ensure proper reseeding, clean up, etc. of rights-of-way and drainage swales.

All drainage shall be maintained on property and shall not drain into neighboring properties, but may drain into proper ditches along said property lot lines. Owner/Contractor must install proper ditches to take care of any drainage not being able to be contained on the lot.

16. The property owner is responsible for placing and maintaining a graveled driveway to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road rights-of-way. This driveway is to be used before and during construction to minimize damage to the roads and shoulders of the roads caused by the repeated parking



of vehicles, heavy equipment and trucks. During construction and after completion of construction, a Homeowners Association representative will inspect the roads and road shoulders near and in front of the subject property. The owner will be responsible for any and all necessary repairs.

17. Upon final completion of home construction, landscaping, proper installation of a driveway as approved and the installation of the approved mail box, the homeowners should request an inspection from the Homeowners Association.
18. Only the mailbox approved by the Architectural Review Committee may be used and it must be installed according to US Postal regulations. This information will be sent to you with your approval letter or you may contact the Vista at Bill's Mountain Homeowners Association, at 828-698-2400 for this information.

Vista at Bill's Mountain Homeowners Association
525 N Main Street
Hendersonville, NC 28792
(828) 698-2400 o
(828) 698-8801 f