

New Build Information for Future Fox Lake Residents

This step-by-step information is provided to you in hopes of expediting your build process.

1. The **2020 Fox Lake Covenants** are available on the association's website: <https://foxlakega.com> (See Association Documents section of the website.)

Print these documents and review them carefully. Pay special attention to **Article IV. (1. Setbacks** and 2. Construction)**. This will help you and your builder understand the requirements to build at Fox Lake regarding minimum square footage, setbacks and construction requirements. It is important that you provide your builder with a copy of the **2020 Fox Lake Covenants**.

2. Complete the **Fox Lake HOA Pre-Build Application**, also found on the website, and submit it to the Architectural Review Committee (ARC) for review.
3. When designing your new home, review the setting and home placement with your builder on your property. Stake out the proposed dwelling for review.
4. A meeting will then be set up with you, your builder and the Architectural Review Committee to review your build and answer any questions you or your builder may have. At this meeting, you will be required to supply the Architectural Review Committee a site plan showing the shape and size of the proposed structure and its location on the lot, along with building plans of the proposed structure including *exterior elevations* and *square footages*. (See pages 10 and 11 of the 2020 Fox Lake Covenants.) A property owner that submits plans for building at this face-to-face meeting shall have a written decision regarding such plans within fourteen (14) days.
5. Your choice and style of your home should complement the character of the homes found in Fox Lake. You are highly encouraged to include as part of your exterior elevations for new homes, more than ONE of the following exterior accents:
 - a) Metal roof accents
 - b) Shutters (functional or non-functional)
 - c) Crow's feet in gables
 - d) Shakes
 - e) Stone/Brick wall accents
 - f) Chimney
6. All driveways should be concrete and completed 3 months after certificate of occupancy is received.

If you decide to make any *changes* to the exterior of your home or the color choices during the build process, the Architectural Review Committee (ARC) will need to approve these changes.

ARC Members and all residents of Fox Lake are here to welcome you to our beautiful community. We hope to make this a positive and enjoyable experience for you as new members of Fox Lake here in Blairsville, GA.

Please contact our ARC Chair at: FLARC.chair@gmail.com

****Setbacks:** Union County and Fox Lake roads have a 60 ft wide path for the road and utility placement (***Right-a-way***). The right-a-way may vary from side to side along the paving. You may have your property surveyed, at your expense, to find the exact line. To ease the process, measure from the center of the road 80 feet, thirty feet (right-a-way) plus 50 feet (setback), for your home placement. Contact the Union County Health Department for Septic placement.