

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 the 2020 Fox Lake Covenant.

2. Complete the **Fox Lake Pre-Build Application**, also found on the website, and submit it to the Architectural Review Committee ARC@FoxLakeGA.com or mail to ARC Chairperson, 101 Fox Shore Lane, Blairsville, GA 30512 for review. Per the Bylaws Section 3.13 (e) all submissions for new builds shall be accompanied by an impact fee payment of \$1,000 with checks made out to Fox Lake HOA, 101 Fox Shore Lane, Blairsville, GA 30512.
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, and a landscape plan for the foundation plantings per Article V 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 of a complete submission. If the ARC asks for additional plans or drawings, the 14-day period begins when the requested additional information is received. If no written decision is issued within 14 days, the plans are deemed approved.
5. Your choice and style of your home should complement the character of the homes found in Fox Lake. If you decide to make any changes to the exterior of your home or the color choices during the building process, the Architectural Review Committee 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.

****Setbacks:** Article IV, Section 1 of the 2020 Covenants requires residences and garages to be set back 50 feet from the right of way at the front of the lot and 30 feet from each side and rear lot line, and driveways to be set back 10 feet from the adjoining property line. The Covenants do not define the right-of-way. Union County and Fox Lake roads have a 60 ft wide right-of-way for the roadway and utility placement. The right-of-way may vary from side to side along the paving. You may have your property surveyed, at your expense, to find the exact line. As a rule of thumb only, absent a survey, the ARC measures from the center of the road 80 feet, 30 feet (right-of-way) plus 50 feet (setback) for your home placement. A survey of the right-of-way controls over the rule of thumb. Contact the Union County Health Department for Septic placement.