

Dear Arbor Owner,

Congratulations on your ARC approval to construct your new home. This correspondence is intended for all owners building a new home in the Arbor to inform them about the periodic inspections the ARC performs on all New Home Construction Projects.

As part of the building process in the Arbor, the ARC is authorized to do periodic inspections of ongoing builds. In general, what the ARC evaluates during the building process is the following:

- Is there consistency with the plans that were ARC approved and what is being built (including exterior paint colors and materials, clearing of the lot, construction changes, driveways and parking areas, patios and porches, etc)?
- Is there sufficient protection against soil erosion and road damage? Is repair needed?
- Is there unapproved clearing of trees and vegetation?
- Is there need for a landscape plan?
- Is the build taking longer than expected?
- Is the builder/contractor adhering to the PreConstruction Agreement? Are subcontractors adhering to restrictions re: posting signage? Is there parking, garbage and construction materials in inappropriate spaces?
- Is there appropriate property drainage to prevent runoff onto the roads and lake?
- When will the home be completed? Has the Certificate of Occupancy (CO) date been determined?
- Has the asphalt or concrete apron or driveway been poured in close proximity to the move in date?

As fellow homeowners in the Arbor, ARC members understand that during the building process things can change due to unforeseen challenges or opportunities during the build. **However, any modification of the original ARC approved plan that affects the exterior of the home, it's placement on the lot, the surrounding landscape and the roads needs to be evaluated by the ARC.** Most of the time approval of the modification involves a simple conversation with the ARC and is easily approved. Other times the proposed change may violate the Arbor Covenants, Conditions & Restrictions (CC&Rs), the Lake James Protection Ordinance (LJPO), the ARC Guidelines, or negatively impact the roads, the landscape, or the community in a way that could result in costly reparative actions issued by the POA Board or McDowell Co., if carried out. In such cases, the ARC can be useful in helping to find an alternative plan that is acceptable. **If you are planning to modify your ARC approved building plan during your build, please contact the ARC at [info@ipmhoa.com](mailto:info@ipmhoa.com) before proceeding to discuss it with the ARC to avoid reparative actions or fines.**

**Lastly, final ARC inspections are to be conducted about 1 month before completion of your build. You are to contact the ARC at [info@ipmhoa.com](mailto:info@ipmhoa.com) near the time that you receive your CO to schedule your final walkthrough with the ARC. Per the ARC Guidelines, if construction extends past 16 months (4 month grace period from 1 year requirement) extra nonrefundable Road Fee(s) may be billed to the owner by the POA Board. If you have been building your home for 1 year or more, please contact the ARC to discuss when you anticipate completion of your project to avoid or minimize fees. Please note that all builds must have a paved apron or driveway to be considered completed.**

We wish you well on your build and thank you for your cooperation.

The Arbor ARC