

White Oak Mountain Association, Inc. Architectural Committee

Recommended Preliminary Procedures for New Construction within the White Oak Mountain Association Properties *(A suggested guideline in rough chronological order)*

1. Have your property surveyed or positively identify all corner stakes. *(Eventually, during construction you will have to show the stakes to Polk County inspectors).*
2. Plan your setback for 25' front and rear, and 15' on sides. *(A setback is basically the distance a building must be from the street or adjacent property lines.)*
3. Read "White Oak Mountain Association (WOMA) Design Guide Aug 25, 2018," for building guidelines and your responsibilities for protection of our roadbeds and culverts. *("WOMA Design Guide August 25, 2018" is available online at <https://womainc.org/association-documentation>)*
4. Read "WOMA Covenants and Restrictions (C & R) Compliance Matrix 2018," which outlines items to be aware of as you design your home and landscaping. *("C & R Compliance Matrix 2018" is located online at <https://womainc.org/association-documentation>)*
5. Plan all landscaping with an awareness that the WOMA owned roadways have a 60' easement. *(The easement is 30' to the left and 30' to the right of the road's centerline.)*
6. Use location flags on your property and submit a rough drawing/diagram to WOMA Architectural Committee (AC) to indicate the proposed placement of your home and any additional structures on your property .
7. Schedule a Perk Test with Polk County. *(You will likely need to submit a rough drawing/diagram of your homesite layout.)*
8. Choose a house plan with a minimum of 1,400 Sq. Ft. of heated space. Contact the WOMA AC for guidance or questions. *(Email: skipwilliams0319@gmail.com)*
9. Locate water on your property. Paragraph 2.22 of "Declaration of Covenants and Restrictions White Oak Company" outlines water options. If unsuccessful at finding six gallons per minute for your household, there is the possibility of a cistern. Cisterns are in use today, quite reliably and successfully, for some homeowners in the Association. Cisterns have been used since at least 1918 on White Oak Mountain. *("Declaration of Covenants and Restrictions White Oak Company" is available online at <https://womainc.org/association-documentation>)*
10. Submit your WOMA New/Remodel Construction Application to the WOMA AC for review. The AC will respond within 30 days. *("WOMA New/Remodel Construction Application" is available online at <https://womainc.org/association-documentation>)*
11. Submit an Erosion Control Plan to WOMA AC. *("Sample Erosion Control Plan - WOMA" is available online at <https://womainc.org/association-documentation>)*

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