

Mountain View Shores HOA

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GUIDELINES FOR HOMEBUILDERS AND REMODELERS

Before undertaking construction of a new home or remodeling an existing residence in Mountain View Shores, the prospective owner/builder should be aware of, and must meet, all of the requirements, restrictions and regulations of both the Mountain View Shores Homeowners Association (MVSHOA) and Bedford County.

This checklist is intended to identify MVSHOA requirements. The MVSHOA Board of Directors is responsible for assuring compliance with these regulations and for overseeing appropriate details of construction in the subdivision. Please ensure that you have complied with the following:

1. **Construction Fee** – Effective 1/1/2026, a \$1,200.00 construction fee will be paid to MVSHOA. This fee is to partly compensate for inevitable damage to subdivision roads caused by heavy trucks and building equipment during construction. This fee does not cover any major damage to the road directly connected to the homeowner's property. Repair for major damage will be the responsibility of the homeowner and/or construction company.
 - a. Effective 1/1/2026, any remodeling or renovation projects costing \$60,000.00 or more must also pay the \$1,200.00 construction fee.
 - b. All renovations including additions or modifications that change the footprint of your dwelling or add an additional structure (i.e. permanent detached garage, storage building, carport, etc.) that require a Bedford County Building Permit must also have MVSHOA approval.

Please send \$1,200.00 check to the letterhead address, Attn: Treasurer, prior to beginning your construction.

NOTE: This fee amount will be subject to an annual review by the Board of Directors.

2. **Minimum Space Requirements** – Proposed residences shall meet the requirements for the interior heated floor space of a minimum of 1,000 square for a one-story dwelling and 1,500 square feet for a dwelling of more than one story, exclusive of the basement. This requirement is based on the overall inside dimensions of the building.
3. **New Construction Cost** – The construction cost for a dwelling must meet minimum requirements set forth in the Mountain View Shores Restrictions.
4. **Off Street Parking** – Each property shall provide adequate off-street parking to accommodate at least four cars.
5. **Construction Permit** – A valid Bedford County construction permit must be obtained and PROMINENTLY DISPLAYED on the construction site. When the permit is issued, an inspector from the Department of Health will designate dimensions and locations of the septic tank and drain field. This will be a significant factor in determining the placement of your building.
6. **Culvert Pipe** – A culvert pipe that meets state specifications, as required, must be placed in the drainage ditch at the entrance to your property. A minimum of one entrance will be provided for vehicle access from roadways. Entrances will be constructed in such a fashion as to prevent traffic damage to edges of

the roadway, shoulders, and ditches. In those instances where constructed driveways would impede natural drainage, culvert pipe will be installed at the time construction begins.

7. **Required Documents for MVSHOA Approval** – Owners are required to provide copies of the following documents to the MVSHOA Director of Building & Site Inspection for all new construction and all renovations including additions or modifications that change the footprint of your dwelling or add an additional structure (i.e. permanent detached garage, storage building, carport, etc.) that require a Bedford County Building Permit:
 - a. Complete set of drawings showing floor plans and elevation.
 - b. Site plan to scale showing location of the structure(s) relative to all property lines, setbacks, and the 795-foot contour at lakeside. Location of culvert(s), driveway and the required off street parking area for at least four (4) vehicles should also be indicated.
 - Shall conform to MVSHOA restrictions and State and County laws, codes, and ordinances with the exception that the sideline setback requirements in Mountain View Shores will be fifteen (15) feet.
 - c. Septic system approval
 - d. Building permits
 - e. Building permit application showing valuation, if requested
 - f. Land disturbance permit

Be aware that decks, porches, eaves, roof overhangs, attached garages, and exterior stairways are considered a part of the dwelling and therefore cannot extend into areas designated for setbacks.

Although hardscape is not considered part of the dwelling in regards to required side line setbacks, it is important that it does not impede drainage or MVS right-of-way access and should respect “the viewscapes” and privacy of one’s neighbors.

8. **Time Constraint for Construction** – Construction commences when excavation for footings begins:
 - a. Must be under roof within 9 months
 - b. Must be completed (Certificate of Occupancy/Final Inspection Approval) within 18 months from date excavation began
 - c. Construction period longer than 18 months will require approval of the Association's Board of Directors and will incur an additional construction fee
9. **Portable Toilet Facilities** – Your contractor must provide portable toilet facilities onsite for construction workers as required by Bedford County. Toilet facilities, construction materials, and signs must be placed within the property boundaries. Such items shall not be placed in the common areas, road right-of way, or road shoulders.
10. **Solid Waste Ordinance** – Property owners and/or building contractors are responsible for compliance with Bedford County's Solid Waste Ordinance in connection with clearing and construction activities in Mountain View Shores. A copy of the Ordinance is supplied to all general contractors. Compliance with this ordinance should be a component of all building contracts.

PLEASE REMIND YOUR CONTRACTORS OF THE FOLLOWING:

Speed Limit and Stop Signs – Mountain View Shores roads and shoulders are privately owned and maintained by the MVSHOA. Advise your contractor(s) to observe the subdivision's 25MPH speed limit and stop signs. Repeated violations may result in the restriction of road access for repeat offenders.

Signs – During construction only one sign is allowed for the purpose of building site identification.

Contractor Parking – Overnight parking on roads and road shoulders is PROHIBITED. Parking during the day should not obstruct access to the roads by residents and/or emergency vehicles.

Use of Common Areas – The common areas shall not be used for staging of construction material or equipment. This includes road and road shoulders, boat ramp, and boat storage yards.

Erosion Control – The installation and maintenance of proper erosion control to protect adjacent properties, roads and the lake are the responsibility of the contractor / owner.