



Pinnacle Mountain Architectural Committee

would like to assist you in your quest for building within our community. (Revised 01/03/2023)

This information package can be found at PinnacleMtnPOA.org and includes the following:

- An **APPLICATION FOR ARCHITECTURAL REVIEW FORM** (required to be presented with your plans for approval by the Architectural Committee for all new home construction and/or additions/improvements).
- Please keep in mind that you will want to see our website, pinnaclemtnpoa.org, and read all of the Architectural Covenants, Restrictions, and Limitations.
- A list of **contact numbers** for your COUNTY DEPARTMENTS and UTILITY COMPANIES which may provide service to your home on Pinnacle Mountain.
- A copy of **A BUILDING PERMIT IN RUTHERFORD COUNTY** (Please refer to their website www.rutherfordcountync.gov for additional details from the Building Inspectors Department as well as other helpful information)

NOTE: Construction often requires a 'laydown area' to deposit materials. Given the challenge of the access roads and the limitations to certain vehicles, owners may need to offload materials and transfer to another vehicle before transporting to the lot. The Parking Area near the entrance to Pinnacle Parkway cannot be used for any laydown or storage of materials unless expressly coordinated with the Board Presidents of both PMPOA and Pinnacle Ridge South Owners Association. Owners must otherwise arrange plans for any such storage independently.

When you are ready to submit your plans to the Architectural Committee please contact the Architectural Committee and B.O.D.'s that you are sending your plans for approval.

Please E-mail your digital BUILDING PLANS & application to the Architectural Committee at pinnaclemountainpoa@gmail.com. Please allow 30 days for Review and Confirmation.

Please submit payment and application package to Pinnacle Mountain POA:

PMPOA Architectural Committee
P.O. Box 2

Union Mills, NC 28167

Most importantly

Welcome to the Neighborhood!

Revised 1/03/2023

Pinnacle Mountain Property Owners Association
Application for Architectural Review

Name: _____

Home Phone: _____
(Area Code) Number

Address: _____

Cell Phone: _____
(Area Code) Number

Pinnacle Mtn. Lot Number: _____
Parcel ID: _____

Email Address: _____

New Home Construction

Additions / Improvements

Please provide copies of drawings, schematics, links to web pages for intended color schemes, and similar detailed information where practical to aid the Committee in their review.

Type of Construction: _____

Exterior Color of Materials: _____ Roof color and type: _____

Any Outbuildings: _____ Type Materials _____

Plot Plan

Location of Building: _____
(provide schematic if practical)

Driveway: _____

Fence: _____

Gate: _____

Gas Tank: _____

Water Well _____

Deed verification: _____

NOTE: Not all lots procured access to one of the common wells. If you own well access, please supply the appropriate deed information and ensure the builder connects to the appropriate well as locating the lines can be difficult. If you do not own access to a well, you will need to install your own well and obtain the associated permits and testing.

A \$500 fee is required for new home construction. Fee must be submitted with application and checks payable to Pinnacle Mountain Property Owners Association (PMPOA). Any violations will be determined by the appropriate committee. Notification will be sent to lot owner within 30 days of infraction. Appeals must be presented to appropriate committee within 30 days of receipt of notification.

If the applicant is proposing to use modular construction, a meeting must be set between the builder/delivery contractor and the PMPOA Road Commissioner prior to approval of the application to ensure the road is suitable and that delivery will not damage the road or adjacent properties. Driveways require a minimum 15-inch diameter culvert extending 2 feet beyond either edge of the driveway with review of design by the Road Manager. Culvert maintenance (annual clearing of debris and vegetation) is the responsibility of the owner.

It is the applicant's responsibility to ensure the following:

1. Stored materials are off all rights-of-way.
2. The construction job site must be kept clear of any loose debris or trash.
3. All debris is completely removed upon completion of structure.
4. No damage occurs to the ditches/culverts or surrounding properties, etc.
5. Contractors are restricted from burning ANYWHERE in the Pinnacle Mountain development.

In the event of any violation made by the applicant, determined by the Architectural Committee, notifications shall be sent to the applicant for immediate correction upon notice. Any violations not corrected will result in a lien.

I have read and understand the interpretation and clarifications of the Declarations of Covenants & Restrictions, and the Architectural Guidelines for the Pinnacle Mountain Property Owners Association.

_____ Signature of Applicant	_____ Date
_____ Signature of Applicant	_____ Date

Please return completed and signed application to:

PMPOA Architectural Committee
P.O. Box 2
Union Mills, NC 28167