

BLACK ROCK DEVELOPMENT OWNERS' ASSOCIATION, INC.

P.O. BOX 14 MERRY HILL, NC 27957

APPLICATION FOR CONSTRUCTION AND/OR ALTERATION

Please allow a minimum of 30 days for processing

Part I: Owner Information

Lot #and/or property address: _____

Name: _____

Mailing Address: _____

Email: _____

Phone: _____

Part II: Description of Project:

Construction:

Primary Residence: ____; Exterior Building: ____; Bulkhead: ____; Pier: ____;

Fence material _____

Exterior Finish: Siding/Type: ____; Brick: ____; Other: _____

Color: _____

Alteration: Driveway: ____; Patio/Walkway: ____; Deck/porch: ____; Other: _____

Brief explanation on the project: _____

Part III: Owner Provided Information

In order for the Architectural Control Committee (ACC) to properly review your application, the following is required:

- Written Plans and Specifications
- Plat or Survey showing exact location and dimensions of addition and any easements of record
- Site Plan with drawing of exact location, configuration, and size of alteration(s)
- Architectural Plans/Illustrations of Improvement (exterior elevations, construction materials and exterior colors)
- Contractor provided insurance and/or bond information (private road projects only)
- Photographs and/or Drawings
- Any additional information (please specify)
- Rules for Construction document signed by both owner and contractor
- _____
- Construction of home/culvert agreement

**Part IV: Bond Agreement for Construction on Swan View and Rice Pond Roads
(final ACC approval will not be granted without a signed agreement):**

_____Insurance/Bond letter received.

_____Insurance/Bond letter pending.

Part V: Architectural Control Committee (ACC) Decision

A. **Initial Review** by ACC: Date: _____

_____APPROVED

_____APPROVED WITH COMMENTS/CONDITIONS

_____DISAPPROVED

_____DECISION WITHHELD

_____OTHER _____

Comments: _____

1. **THIS APPLICATION IS SUBJECT TO THE COMPLETION OF THE
CONSTRUCTION OF CULVERT OR/AND NEW HOME AGREEMENT.**

Date Received: _____

2. **ADDITIONAL COMMENTS:**

REVIEWED BY: _____

B. **Construction +90 Day Review** by ACC: Date: _____

_____APPROVED

_____APPROVED WITH COMMENTS/CONDITIONS

_____DISAPPROVED

_____DECISION WITHHELD

OTHER _____

Comments:

REVIEWED BY: _____

C. **Construction Completion Review** by ACC: Date: _____

_____ APPROVED

_____ APPROVED WITH COMMENTS/CONDITIONS

_____ DISAPPROVED

_____ DECISION WITHHELD

OTHER _____

COMMENTS:

Reviewed By: _____

Property Owner Signature:

Date:

Black Rock Development Owners Association, Inc. (BRDOAI)
P.O. Box 14
Merry Hill, NC 27957

Construction of New Home and or Culvert Agreement

1. The purpose of this agreement is to document property owner's responsibility to understand and comply with Association rules, procedures and conditions for the construction of a new home within the Black Rock community.
2. The following governing documents provide conditions, restrictions and guidance on living within the community and the construction of new homes. All documents are available at the HOA website which can be found at www.blackrocknc.us.
 - a. Covenants, Conditions and Restrictions (CC&R), dated July 7, 2000
 - b. Association Rules Pamphlet
3. The following guidelines are highlighted to ensure compliance:
 - a. Impervious soil limitation. By law, no more than 30% of any lot shall be covered by structures and/or paved surfaces, including walkways or patios made of brick, stone, slate, or similar impervious materials.
 - b. Owners are responsible for ensuring that stormwater runoff due to new home construction does not impact adjacent properties.
 - c. Driveway/culverts. The installation of a culvert/driveway on lots along NC DoT maintained roads must be performed by the DoT to ensure proper specifications are followed. Exceptions may be permitted **if DoT is unable to install the culvert in a timely manner.**
 - d. Lots along the HOA owned roads should be installed in accordance with DoT specifications by licensed contractors.
4. The undersigned hereby acknowledges and agrees to adhere to the guidelines established by the Black Rock Association during the construction process.

Property address: _____

Name of property owner: _____

Signature
Property Owner

Signature
Contractor

Date

Date

Black Rock Development Owners Association, Inc.
P.O. Box 14
Merry Hill, NC 27957

[Date]

[Contractor]

Dear Manager,

The purpose of this letter is to request that you provide your insurance and/ or bond information to the Board of Directors, Black Rock Homeowners Association (BOD).

As the selected home builder for the [Owners Name] property located at [Property Address] there are several requirements our Association requires as part of the home construction approval process. The Association will assist the [Owner] and your company obtaining the necessary approvals.

Our basis for this request is the obligation of the BOD to maintain the Association's common property and ensure any damage to the common property is properly repaired or compensated. As you may be aware, the Association is responsible for the maintenance and good repair of the common property throughout the development, to include the roads owned by the Association.

Rice Pond Road and Swan View Road are private roads owned by the Association. The BOD, pursuant to the Declaration of Covenants, Conditions, and Restrictions, is obligated to ensure that those roads are properly maintained. Although the BOD will not be seeking compensation for fair wear and tear, we do have the duty to ensure any damage incurred beyond fair wear and tear will be remedied by the party causing the damage.

Please include your insurance and/or bond information to the ACC for inclusion in the Application for Construction, or provide it directly to the BOD at: Black Rock Development Owners Association, Inc., P.O. Box 14, Merry Hill, NC 27957.

We require the property owner and builder to sign a form acknowledging familiarization and compliance with the Association restrictions and requirements. This form is part of the approval process and will be provided to you by the property owner.

If you have any questions or require additional information, please contact a member of the Architectural Control Committee (ACC) at BRDOAI@gmail.com. We appreciate your cooperation in this matter.

The Black Rock community looks forward to the new home addition and to have your company join the growing family of builders that contribute to our growth. If you have any questions or require additional information, please do not hesitate to contact me at 267-625-1998. We appreciate your cooperation in this matter.

Black Rock Board of Directors

Black Rock Development Owners Association, Inc.
Rules for Construction (June 2024)

Background

The Black Rock Development is comprised of homes and building lots. Construction of new homes represents a positive impact on the community. However, the infrastructure of the community is fragile and must be taken into consideration as construction commences. Accordingly, the following rules will serve to demonstrate the commitment of contractors, its employees, and its subcontractors during the building process.

1. No site preparation, material delivery, or construction work of any kind shall commence until the Architectural Control Committee (ACC) application has been submitted and is approved in writing. A copy will be delivered to the owner and contractor.
2. The property driveway culvert must be in place and approved by the state and/or ACC before any materials are delivered and any site or construction work commences. The owner and contractor will consult to ensure the culvert type used and the inches of culvert rock cover will handle the weight of any construction traffic that will travel across the culvert.
3. **Swale Management.** The Black Rock Development Owners Association, Inc. (HOA) has responsibility for the maintenance of the community swale system because our roads and ground water empty into wetlands and the Chowan River. The swales are expensive to maintain. Therefore, any damage to the swale system will be the responsibility of the contractor, regardless of whether the damage is as result of the contractor, its employees, or its subcontractors, including vendor delivery trucks.
4. **Material Delivery.** All materials being delivered to the building site must be placed on the lot under construction. Adjacent empty lots are mowed during the April to October growing season and cannot have building material or trash on them that impeding mowing. Delivery trucks should only access the lot via an approved culvert and should ***never*** drive across a swale. A contractor representative should be present for all material deliveries. Trucks should unload from the road and forklift material onto the lot. Trucks can turn around by going to the end of North Shore Drive left at the split and using the roundabout at the old of office building.

5. **Construction Site Parking.** No delivery vendors, contractor employees, or subcontractors should park on the swales or road swale shoulders. All parking should be on the building lot where the construction is taking place. If parking on the lot not feasible due to lot size, the owner/contractor should have an alternative parking plan in place with the HOA prior to construction starting.
6. **Trash.** All trash should be picked up daily by the contractor and contained in a receptacle with a top (Tarp and bungee cord tarp is fine) to keep the area clean and prevent the blowing of trash onto neighboring property.
7. Contractor and owner will be notified of any issues. Contractors that fail to work within the standards of our community and protect our common property and swales will be required to post a bond with any subsequent home's contractor builds in the Black Rock Development.

The signature below constitutes the contractor's understanding and acceptance of the above rules.

Contractor: _____

Date: _____

Owner: _____

Date: _____

ACC Representative: _____

Date: _____