

## Eagle Mountain Homeowner's Association New Construction Form

**Builder's Name:** \_\_\_\_\_  
**Builder's Address:** \_\_\_\_\_  
**Builder's Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Owner of Lot:** \_\_\_\_\_  
**Owner of Lot Phone:** \_\_\_\_\_ **Cell:** \_\_\_\_\_

**Planned Begin Date:** \_\_\_\_\_  
**Estimated Completion Date:** \_\_\_\_\_  
**Obtained Bartow County Permit: YES** \_\_\_\_\_ **NO** \_\_\_\_\_  
**Date obtained:** \_\_\_\_\_

\*The builder and owner hereby acknowledges and agrees that the undersigned shall be solely responsible for determining that all requirements of construction will be met by all applicable laws, rules, regulations, codes, and ordinances, including without limitations, zoning ordinances, HOA covenant, and building codes. The Architectural Control Committee (ACC) will have no liability for builder or owner wavering from construction plans, materials list, and all other requirements that have been submitted. **When deviating from original plans, it is the sole responsibility of the builder/owner to contact the ACC committee for approval.**

### **Appendix A & B must be submitted for new house construction**

- A. Complete Site Plan (1" - 10") showing all work, lot number, utilities, drainage features, easements, distances, setbacks, street corner elevations, driveways, sidewalks, and all trees 5" or greater in diameter. No removal of trees is permitted without first getting with the ACC committee
- B. 1/4" Floor plan; dimensioned and noted
- C. 1/4" Foundation plan; dimensioned showing finished floor elevation
- D. Elevation (4) at 1/8"; dimensioned and noting all exterior materials, textures, roof pitch, window types, and door types. Label all shingles, windows. Elevation must show all materials planned for use
- E. Wall section, showing typical construction methods and materials
- F. Landscape plan (1" - 10") showing all major sod areas (ALL front area must be sodded), plant beds and natural areas with a description of palette of plant materials proposed
- G. Samples of all exterior materials, colors, and textures must be submitted
- H. Application fee. \$400.00, **there will also be a \$4,000.00 refundable deposit due prior to construction** for any damage that may incur to community property during construction of property, refundable upon completion (if no damages incurred) due upon inspection of the ACC

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## APPENDIX A

### PERFORMANCE AGREEMENT: NEW CONSTRUCTION

I/We, \_\_\_\_\_, the applicant(s), property owner(s), and contractor(s) for said property located at \_\_\_\_\_ Adairsville, Georgia, hereby certify the following:

The structure will be built according the the approved plans. I/We understand:

- That a survey will be performed after completion of construction and that any deviation exceeding the approved height and size limits must be corrected REGARDLESS OF STATE OF COMPLETION.
- Storm water run-off and drainage mitigation will be performed as planned.
- I/We will conform to the covenants, design standards and ACC recommendations.
- The construction site will be kept neat and clean during all phases of construction.
- The streets adjacent to the construction site will be kept clean and unobstructed, and any damage, accidental or otherwise will be repaired to the satisfaction of Eagle Mountain Homeowner's Association (EMHA).
- The construction site will be cleared of all temporary structures, construction debris, excess dirt, and leftover construction materials at the conclusion of construction.
- We herewith deposit with EMHA \$4,000.00 as a performance deposit and inspection fee. We understand that during construction, all or part of this deposit may be used to defray costs incurred by EMHA. If all or any portion of the deposit is expended during construction, I/We agree to deposit immediately with the EMHA the amount or amounts necessary to restore the deposit to the sum. We further understand that following completion of construction all or part of the deposit may be used for site or street clean up, or damage repair. The deposit less the amounts used for any damages or clean up will be returned to the applicant/property owner within (10) days after recordation of Notice of Completion.

**Applicant/Property Owner Signature:** \_\_\_\_\_

**Additional Applicant/Property Owner Signature:** \_\_\_\_\_

**Date of signature:** \_\_\_\_\_

### Contractor Information:

**Name/Contractor License Number:** \_\_\_\_\_

*\*Certificate of Insurance required from contractor prior to begin date\**

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## APPENDIX B NEW CONSTRUCTION EXTERIOR MATERIALS

\*Exterior materials include color chips, samples of products, photos etc. to be used on exterior of new home\*

### Color / Finish Description:

Siding \_\_\_\_\_

Stone \_\_\_\_\_

Brick \_\_\_\_\_

Roofing \_\_\_\_\_

Fascia \_\_\_\_\_

Soffit \_\_\_\_\_

Gutters \_\_\_\_\_

Chimney \_\_\_\_\_

Windows \_\_\_\_\_

Trim & Raised bands \_\_\_\_\_

Entry door \_\_\_\_\_

Patio door \_\_\_\_\_

Garage Door(s) \_\_\_\_\_

Shutters \_\_\_\_\_

Porch/Patio Floor \_\_\_\_\_

Driveway \_\_\_\_\_

Sidewalk/stoop \_\_\_\_\_

Enclosed dwelling area of structure \_\_\_\_\_ sq. ft.

EMHA (November 2017)