

WOODMERE-TRENTWOOD PROPERTY OWNERS ASSOCIATION

REQUEST FOR CONSTRUCTION APPROVAL

TO: **Woodmere-Trentwood Property Owners Association; 616A Chelsea Drive, Sanford, NC 27332**

FROM: _____
Name of Owner Telephone Number

Street Address City State Zip Code

Construction Location: _____
Lot Number Street

Name of Contractor / Company Telephone Number

Street Address City State Zip Code

A. The following is submitted for review:

1. Addition to existing structure _____ Sqft.
2. Deck _____ Sqft
3. Garage _____ Sqft
4. Fence _____ Type: _____ Linear Ft. _____
5. Mailbox _____ Explain: _____
6. Shutters _____
7. Exterior Doors _____
8. Trim _____
9. Roof _____
10. Chimney or Flue _____
11. Screened Porch _____
12. Front or Back Porch _____
13. Exterior Painting / Siding _____
14. Other _____

- B. Two (2) copies of Plans and Specifications showing how the structure will be situated on the lot.
- C. Two (2) copies of Plot Plan showing the placement of the structure and any changes to the terrain that will be affected by the new structure, specifically as it relates to run-off and/or drainage.
- D. Materials to be used: (Samples may be required.) Specify type, Color and Brand/Manufacturer:

Note: If more than one material is going to be used, specify "How."

II. Other requirements peculiar to this P.O.A.: None _____

. If approved, construction will not commence until I have furnished you the following:

- A. A copy of the Lee County North Carolina Building Permit.
- B. A certificate of Proof of Insurance listing the contractor, carrier, and policy number.
- C. Two (2) copies of the completed "Construction Indemnity Agreement."
- D. A check from the Owner, payable to "Woodmere-Trentwood Property Owners Association" (to be included with this form) based on the following:
 - 1. Fee to compensate for anticipated damage to the road, \$5,000 for new construction.
 - 2. Additions to Existing Residence: The Owner will be responsible to pay a Road Maintenance Fee based on the size of the addition as follows:

\$2,000 Fee --Additions more than 1501 Sq.Ft.
 \$1,500 Fee -- Additions of 1001 to 1500 Sq.Ft.
 \$1,000 Fee --Additions of 751 to 1000 Sq.Ft.
 \$ 750 Fee --Additions of 501 to 750 Sq.Ft.
 \$ 500 Fee -- Additions of 145 to 500 Sq.Ft.

NOTE: For additions, as with new residence construction, the Contractor will be responsible for site-specific road damage.

IV. If approved, I agree to adhere to the following construction guidelines:

- A. Completions within _____ months.
- B. Grading will not divert water to another lot or prevent drainage from another lot due to damming. Silt fences will be used on the low side of the construction site to prevent erosion during construction to adjoining lots or the street(s). Any erosion occurring during construction will be cleared and appropriate drainage restored.
- C. Sanitary facilities, located entirely on the construction site, will be provided for workers.
- D. Chimneys for wood-burning fireplaces must be equipped with spark arrestors.
- E. Culverts (unless advised by the Architectural Committee as unnecessary) will be installed at the lot access point (driveway) upon completion or clearing or before. Gravel must be Applied before any construction work is started and must be maintained throughout the construction period.
- F. Excess dirt and gravel spills carried onto paved roads by vehicles shall be removed promptly.

- G. Any specific disruption of a paved road surface at a construction site shall immediately be backfilled, repaired, and repaved as soon as possible by the Contractor to the satisfaction of the Chairman of the W-T Roads Committee and the Chairman of the W-T Architectural Committee. Failure to meet this obligation will seriously affect future requests for construction approval by the Contractor.
- H. No paint, solvents, fuel oil, or any other hazardous materials shall be discarded on any Carolina Trace property.
- I. All paper, cans, bottles and any other refuse shall be kept in appropriate receptacles provided by the contractor.
- J. Scrap building materials, cartons, or other construction waste shall either be piled neatly or placed in a dumpster provided by the contractor and shall be removed periodically.
- K. Due to the inherent danger of fire to the site and surrounding property, the POA has enacted a total burning ban and burning of any substance is prohibited.
- L. The Contractor is responsible to assure that he/she and all employees, as well as all Subcontractors and suppliers and their employees are informed of and abide by all posted speed limits in Carolina Trace (25 mph) and Woodmere-Trentwood (24 mph). The reasoning that "they are in hurry" and "have to make a living" does not warrant endangering the persons or property of residents. Access to the work-site may be denied if compliance is not achieved.
- M. I understand that any misrepresentation or substantial misstatement of fact, or any Action by me as property owner or by my contractor in violation of the terms of this "Request for Construction Approval" could cause the revocation of Construction Approval. In the event of any revocation, I agree to cease construction until such time as I, my contractor, and my subcontractors, are in compliance with this "Request for Construction Approval".
- V. I understand the approval of this request in no way places any financial responsibility on the Architectural Committee for the quality of work by the contractor selected by the property owner. The property owner is responsible for all contractors, subcontractors, or agents for their actions,

(Signature of Property Owner)

(Signature of Contractor)