

WVOA Board of Control Check-off Sheet for **NEW CONSTRUCTION**

The natural beauty of our area is what draws us to this place. We build here to be with the trees, streams, cool summers, and mountain vistas. New construction can add to or detract from the natural beauty that surrounds us. Our deed restrictions provide a means for protecting the natural appearance of Watauga Vista. These restrictions are an attempt to be responsive to the interests of individual lot owners and to the Watauga Vista Owners Association (WVOA) at large.

Specifically: Deed Restrictions recorded in Macon County public records Book E-7 page 124 amended Book H-7 page 273. Provides for Architectural Control and states: No building shall be erected unless it is compatible with the surroundings and in harmony with the area and existing structures. No building ... shall be erected, placed or altered on any lot ... until the proposed building plans, specifications, exterior color and finish, plot plans (showing the proposed location of such buildings or structures, drives and parking areas) and construction schedule shall have been approved in writing by the Board of Control. Refusal of approval of plans, location or specifications may be based by the Board upon any grounds, including purely aesthetic considerations in the sole discretion of the Board.

Date	Requirements
	1. Initial contact between lot owner and Board of Control (BOC). Purpose: orientation and clarification. (Owner contacts BOC for appointment.) This needs to be done early in the planning process, before the lot owner starts to develop detailed plans.
	2. Plans submitted by lot owner to BOC. Plans must contain: <ul style="list-style-type: none"> a. foundation plan b. elevation views showing type of exterior wall and roof finish. c. selection of exterior colors d. intended construction schedule e. surveyor's plat of property showing location of all structures f. copy of Health Department permit
	3. Site inspection by BOC with owner and owner's contractor to ensure that WVOA requirements, including utility and road restrictions, are being met. Stakes indicate the location of all lot boundaries.
	4. WVOA Building permit approved. No work may begin until approval is issued in writing by BOC. Before this happens the following requirements must be met: <ul style="list-style-type: none"> a. Plans (2 and 3 above) are approved. b. WVOA fees, including Impact fee of \$3,500 or 10% of the construction cost, which ever is less (art. V sec 3), and refundable cleanup fee of \$2,000 (art.V sec 5) have been paid. c. Macon County building permits obtained.
	5. Early review during construction. After clearing and grading of site, and after the location of all construction features are indicated by stakes, the layout will be inspected by BOC to ensure that construction does not encroach into easements. With written approval, construction can continue.

	<p>6. During construction, compliance with the following requirements will be monitored.</p> <ul style="list-style-type: none"> a. Any substantial change in plans will require approval by BOC. (Two copies of plans for these changes are required.) b. Road use requirements must be met. <ul style="list-style-type: none"> • Major work may not begin between Sept. 15 and April 01. • Vehicles larger than ¾ ton load capacity may not be used between Nov. 30 and April 01. c. Job site must be controlled to minimize disturbance of others. <ul style="list-style-type: none"> • Road right-of-way will not be used to store materials or equipment. • Scrap materials and debris must be removed from WV. • Any cut and fill will be promptly seeded and mulched, (reseeded and re-mulched as necessary) to stop erosion. Use of silt fencing is recommended. • No trees will be removed (except those approved for initial construction) without approval of the BOC.
	<p>7. Upon completion of the job, the BOC will provide a letter documenting that the new home owner has complied with WVOA building requirements.</p>