



## SUMMARY OF AMENDED AND RESTATED DECLARATION

### Architectural Review Committee (ARC) New Construction Checklist – Condensed Summary

Homeowners shall refer to full details in sections as referenced – the recognized, adopted organizational documents, i.e. bylaws, declaration, etc., shall prevail should there be any conflict between them and this summary.

1. Preliminary Specifications (8.3.1.1)
  - a. ARC must approve/disapprove within 15 days of receipt. (8.2.1)
  - b. Preliminary must include two sets of schematic designs and preliminary site plan indicating well and septic locations, setbacks (8.3.2.7), erosion control, landscaping and home placement. (8.3.1.1)
  - c. No lot shall be subdivided into two or more lots. However, a lot may be divided and added to the adjoining lots. At no time shall the vacation of lot lines or the combination of Lots result in release from liability for payment of assessment on such Lot or Lots. (14.28)
  - d. Drawing to scale 1/4" to 1'
2. Final Specifications (8.3.1.2)
  - a. ARC must approve/disapprove within 15 days of receipt.
  - b. Must include two sets of final working drawings, specifications and details of construction. Final site plan must show location of all buildings, drives, walks, decks, fences, patios, pools, well, septic and landscaping areas and a soil erosion plan. Elevation plans of the front, back and sides of proposed improvement showing type of material to be used for roof, siding, foundation and windows and indicating roof pitches on the elevations. (8.3.1.2)
  - c. A copy of all permits and plans required by Roanoke County should be available for ARC reference (approved Erosion and Sediment plan, Responsible Land Disturber, etc.).
3. Plans and Specifications (8.3.2)
  - a. Floor plan with living area of not less than 2,500 square feet.
  - b. Material to be used on the exterior of the house and its color.
  - c. Roofing material to be Lifetime (45-year minimum) architectural asphalt shingles or slate.
  - d. Exterior façade limited to wood (stained or painted), stucco, E.I.F.S, brick, natural stone or concrete siding.
  - e. Name of proposed builder with his credentials.



- i. Builder must be registered and in good standing with the VA State Registration Board of Contractors.
    - ii. Possess a current Roanoke County Business License.
    - iii. Have Workers Compensation and General Liability Insurance.
    - iv. Furnish sufficient financial and job performance references acceptable to the ARC.
  - f. Landscaping with proposed plantings, including a minimum of two Red Buds and one Flowering Dogwood to be completed within one year after completion of house. ARC may specify retainment of trees.
  - g. Driveway blacktopped within 6 months from occupancy.
4. Changes after initial ARC approval (8.3.2.7)
  - a. Any future change or addition to the plans must be approved by the ARC, including exterior color changes or changes in landscape.
5. Construction Procedures (8.4)
  - a. Stakeout Review: Member of ARC will accompany owner/builder to survey stakes. Each corner to be clearly marked and flagging tapes to mark clearing. Well location, septic distribution box and extent of drain fields must be staked.
  - b. Well and Septic System: Well and septic system to be installed before any clearing of land for construction.
  - c. Erosion and Sediment Control: Plan must be approved by Roanoke County and the ARC.
  - d. Final Compliance: Ensure compliance with the ARC-approved plans.
6. Landscape Guidelines (8.5)
  - a. Topographic and vegetation characteristics shall not be altered without prior approval of the ARC and approval/disapproval may be based on any criteria at the sole discretion of the ARC.
  - b. Ensure erosion control measures are enforced. (14.26)
  - c. Construction debris shall not accumulate on-site. (14.26)