

Application for Residential Construction Jonas Creek

Lot _____

Date Submitted _____

- New Construction
 Improvement

Property Owner _____

Address _____

City _____, State _____, Zip _____

Telephone _____ Fax _____

E-Mail _____

Builder _____

Address _____

City _____, State _____, Zip _____

Telephone _____ Fax _____

E-Mail _____

Application Check List

Two Sets of Construction Documents

- Site Plan @ 1" = 10"
- Floor Plans @ 1/4" = 1'-0"
- Building Elevations @ 1/4" = 1'-0"
- Color Samples: Roof, Siding, Shutters and Brick
- Landscape Plan: Must be submitted by House Dry-In

Square Footage

First Floor _____ SF
Second Floor _____ SF
Total House Sq.Footage _____ SF
Decks, Walks, Drives _____ SF
Total Impervious Surface _____ SF

Application Fees:

Refundable Construction Bond: \$4,000.00

Make check payable to
Jonas Creek HOA

Review Fee: \$600.00

Make Separate Check
Payable to
Jonas Creek HOA

Received by: _____

Check # _____ Date: _____

Received by: _____

Check # _____ Date: _____

Exterior Materials:

Roofing:

Color: _____

Exterior Walls:

Type: _____

Color: _____

Exterior Trim:

Type: _____

Color: _____

Foundation:

Type: _____

Color: _____

Window :

Type: _____

Color: _____

Decks, Patios, Terraces:

Material: _____

Finish: _____

Garage Doors:

Color: _____

Exterior Doors:

Color: _____

Shutters:

Material: _____

Color: _____

Neighboring House Styles/Colors:

Right Side: _____

Siding Color: _____

Shutter Color: _____

Left Side: _____

Siding Color: _____

Shutter Color: _____

Across Street: _____

Siding Color: _____

Shutter Color: _____

Agreement

I, _____, as property Owner, and I, _____, as Contractor of the above described construction project, acknowledge and agree that the improvements will be constructed in accordance with plans and specifications which have been approved by the Jonas Creek Architectural Review Committee (ARC). We further acknowledge and agree that:

1. We have read and understand the Jonas Creek Covenants and Restrictions applicable to the property, and will follow and abide by these Covenants, Restrictions and Guidelines.
2. We agree that construction of the improvements will be completed within twelve (12) months after commencement and in accordance with plans, materials, finishes, and color samples approved by the ARC. We also agree that landscaping will be completed within sixty (60) days after occupancy and in accordance with plans approved by the ARC. Construction bond will be held until all landscaping is completed.
3. We will not undertake any construction that has not been approved by the ARC and we will obtain approval before making any changes in previously approved plans.
4. We will maintain the construction site in a clean and orderly fashion at all times, and will install a dumpster and temporary toilet facility as directed by the ARC.
5. We are responsible for the conduct of all workers and subcontractors performing services on this project at all times while they are all engaged by us.
6. We understand that a violation will result in enforcement by the ARC, which may include a stop work order. Any fines must be paid within thirty (30) days.
7. We understand that: (a) the construction bond will be held in an interest bearing account (with interest paid to the Jonas Creek Homeowner's Association) until completion of construction, landscaping and final inspection approval; (b) upon final inspection approval any unpaid fines will be deducted from the bond, as will any unpaid expenses incurred by the Jonas Creek Homeowner's Association, Inc. in conjunction with the unapproved construction, to repair damage to common areas or to clean up the project site; and (c) the amount of the bond remaining after such deductions, if any, will be returned to the owner/builder without interest.
8. We understand that in the event of a major violation which is not remedied, or in the event of repeated violations by the builder on this or other projects in Jonas Creek, the ARC may take action to prevent future violations, including requiring that the builder post an additional construction bond on future projects and/or refusal to approve future construction projects involving the builder.

This Application and Agreement made this _____ day of _____, 20____, by

PROPERTY OWNER SIGNATURE

and _____
CONTRACTOR SIGNATURE

ARC APPROVAL

DATE

The Architectural Review Committee's review does not include review and approval of site grading and drainage. It is the responsibility of the Property Owner to see that he or his contractor does not alter the property in any way that impedes the drainage or runoff in the street right-of-ways or from and onto adjacent properties. Any corrective action is the financial responsibility of the Property Owner.

We emphasize that it is the Owner and his contractor's responsibility to prepare the building pad and on-site drainage in accordance with the North Carolina Building Code to ensure that all surface potential runoff is directed away from all portions of the building including the garage.

**Submit Completed Application to:
Jonas Creek Architectural Review Committee
C/O LRES
1226 North Howe Street
Southport, NC 28461
910-454-0700**

Application to Make Construction or Design Change

Date Prepared: _____ **Date Received:** _____

Owner Name: _____

Property Address: _____ **Lot #:** _____

Builder Name (if applicable): _____

Refundable Construction Bond Included: **Yes** **No**
(Required for major projects such as additions or modification to existing structure)

Proposed Change: (Attach Sketch if Necessary)

Reason for Change:

Owner Signature: _____ **Date:** _____

For Use by Architectural Review Committee:

Requested Change Approved as Requested: _____

Requested Change Approved with Conditions: _____

Requested Change Not Approved: _____

ARC Representative

Date

Request for Final Inspection

Date Prepared: _____

Date Received: _____

Owner Name: _____

Property Address: _____ **Lot #:** _____

Requested Date for Inspection: _____

I certify that construction has been completed and that all work done conforms to Application for Residential Construction as submitted to the Jonas Creek Architectural Review Committee and these Design Guidelines.

** Please attach a copy of the Certificate of Occupancy to this form.*

Contractor Signature

Date

Comments:

Architectural Review Committee Representative

Date