

Quick Guide To Architectural Control Committee Requirements

- 1) Three (3) sets of all plans (new homes or modifications of existing structures) must be submitted to the ACC for approval.
- 2) Valid Health Dept. (septic system) permits must be submitted for new homes.
- 3) A \$5,000.00 *Impact Fee* (payable to Fairfield Mountains POA) and a \$4000.00 refundable *Security Deposit* (payable to ACC) must accompany each application.
For exterior remodeling projects, the *Impact Fee* will be 1% of the total cost of projects exceeding \$5000, with a maximum Impact Fee not to exceed the new home construction Impact Fee.
For exterior remodeling projects, the *Security Deposit* will be 2% of the total cost of projects exceeding \$5000.00 with a maximum Security Deposit not to exceed the new home construction Security Deposit. Upon satisfactory completion of the project, the Security Deposit will be returned.
- 4) **ALL** external colors – house, trim, windows, etc., must be approved by the ACC. White will not be accepted.
- 5) Concrete block or poured concrete exterior walls must be parged and painted.
- 6) Corrugated, shiny metallic or baked glazed finishes for exterior walls will not be approved.
- 7) Trailers or mobile homes will not be approved.
- 8) Trees over three (3) inches in diameter must not be removed without the consent of the ACC. Topping of trees is prohibited.
- 9) Trees may be removed to clear sites for the building, septic field, and driveway but must be done within ACC guidelines.
- 10) All setback requirements must be followed. Any deviations require the granting of an ACC variance.
- 11) All fuel tanks (i.e., propane, oil) must be buried according to specifications of fuel supplier company.
- 12) Any revisions to plans after initial approval must be brought to the ACC.
- 13) Silt screens must be properly installed and maintained in a condition to serve their intended purpose until erosions is not a problem.

NOTE: Complete and detailed descriptions of these requirements can be found in the “Rumbling Bald Resort ACC Rules & Regulations”. If you have further questions, please contact the ACC Contact Line at 828/625-3028.

JUST A REMINDER: You must obtain ACC approval if there is any future exterior work to be done on your home, other than the work which has already been approved by the Committee, including, but not limited to, any fencing and/or ground alterations, installation of satellite dishes.