

# WVOA Board of Control Check-off Sheet for **REMODELING**

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. This special place adds to our pleasure, and also to the value of our properties. New construction and remodeling 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 in this regard.

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
	<p>1. Initial contact between homeowner and Board of Control (BOC). Purpose: Determine if BOC oversight is required. (Owner contacts BOC for appointment.) Questions to be answered include, will the project:</p> <ul style="list-style-type: none"> <li>a. alter exterior appearance of building, driveway, etc?</li> <li>b. encroach on easements if not carefully positioned?</li> <li>c. require trucks and other equipment that exceeds ¾ ton capacity?</li> <li>d. require Macon County permits.</li> </ul> <p>If one or more of these questions are answered “yes”, then BOC oversight <u>may</u> be required. (Note: BOC oversight is generally not required for the <b>replacement</b> of existing roofs, decks, or work inside homes.)</p>
	<p>2. If BOC oversight is required, then: Plans are submitted by lot owner to BOC per step 1 agreement. Plans could contain:</p> <ul style="list-style-type: none"> <li>a. foundation plan</li> <li>b. elevation views showing type of exterior wall and roof finish.</li> <li>c. selection of exterior colors</li> <li>d. intended construction schedule</li> <li>e. surveyor’s plat of property showing location of all structures</li> <li>f. copy of Health Department permit</li> </ul>

	<p>3. 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 per step 1 agreement:</p> <ul style="list-style-type: none"> <li>a. Plans (step 2 above) are approved.</li> <li>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.</li> <li>c. Macon County building permits obtained.</li> </ul>
	<p>4. Early site inspection by BOC with owner and owner's contractor <u>may be required</u> to ensure that WVOA requirements are being met. Stakes will be used to indicate the location of all lot boundaries if encroach of easements is possible.</p>
	<p>5. During remodeling, compliance with the following requirements will be monitored.</p> <ul style="list-style-type: none"> <li>a. Any substantial change in plans will require approval by BOC. (Two copies of plans for these changes are required.)</li> <li>b. Road use requirements must be met. <ul style="list-style-type: none"> <li>• Major work may not begin between Sept. 15 and April 01.</li> <li>• Vehicles larger than ¾ ton load capacity may not be used between Nov. 30 and April 01.</li> </ul> </li> <li>c. Job site must be controlled to minimize disturbance to others. <ul style="list-style-type: none"> <li>• Road right-of-way will not be used to store materials or equipment.</li> <li>• Scrap materials and debris must be removed from WV.</li> <li>• 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.</li> <li>• No trees will be removed without approval of the BOC.</li> </ul> </li> </ul>
	<p>6. Upon completion of the job, the BOC will provide a letter documenting that the home owner has complied with WVOA building requirements.</p>