

## Oak Mountain Estates Architectural Control Committee Requirements for Submitting Building Plans

Below please find the requirements for acquiring a building permit through the Architectural Control Committee (ACC) of Oak Mountain Estates, in accordance with the restrictive covenants of the Oak Mountain Property Owners Association/ A copy of these requirements is to be signed by the property owner, builder, and a representative of the ACC. ***Plan approval must be obtained prior to the start of any activity such as grading, clearing of trees, or installation of construction driveway.***

1. Plans to be submitted in triplicate sets: approved or rejected sets to be dispersed as follows: one set to the builder, one set to the owner or purchaser, and one set to be retained by the ACC. The leading page of each set shall be stamped and/or signed by a simple majority of ACC members, and each ensuing page initialed by said members.
2. Each set of submitted plans is to incorporate page numbers (eg:1 of 4) and contain the following: floor plan drawn at  $\frac{1}{4}'' = 1'0''$  scale; foundation plan drawn at same scale; wall section drawn at  $1''$  to  $1\frac{1}{2}'' = 1'0''$  scale; front, sides, and rear elevation drawn at  $\frac{1}{4}'' = 1'0''$ ; site plan showing), location of patios, decks, walks, building dimensions, lot dimensions, set back and building lines with dimensions from building or buildings to closest lot line of lot perimeter and drawn at  $1'' = 20'$ .
3. Light fixtures, fans, switches, receptacles, and remote disconnects are to be shown on the floor plan using standard symbols and denoted as to function (eg: S3 for three-way switch), GFCI, spark arrester circuit, and special usage electrical devices.
4. Plumbing fixtures are to be shown on the floor plan using standard symbols.
5. All work is to conform to the Southern Building Code, National Electrical Code, National Plumbing Code, National Heating Venting and Air

Conditioning Code, and National Fire Protection Association. All codes as amended by Georgia codes.

6. Septic system approval (Perk Test) by county Health Department must be submitted with the submission of the building plans.
7. Construction materials and equipment must be contained on the construction site. At no time shall any material or equipment be left in the roadway.
8. Construction debris must be contained and disposed of in a timely manner; a dumpster is required. At no time should debris or trash be allowed in drainage areas, common areas, other lots, ditches, roadways, or lakes.
9. Run-off must be contained by use of silt fences and bales of straw.
10. During construction, houses built on paved roads should have the driveway covered with crushed granite for a minimum of 50 feet from the roadway
11. Clear-cutting of any lot is forbidden. Every effort should be made to preserve trees and natural landscaping.
12. A copy of the Declaration of restrictive Covenants of Oak Mountain Estates can be obtained from the secretary of the Oak Mountain Property Owners Association. These covenants restrict land use building type, architectural control, dwelling quality and size, building location, easements, temporary structures, and other items of importance that run with the land and bind on all property owners.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Builder: \_\_\_\_\_ Date: \_\_\_\_\_

Board Member \_\_\_\_\_ Date: \_\_\_\_\_