SEDGEMOOR ARCHITECTURAL CHECKLIST

 YOU WILL NOTE ON THE INDEMNITY AGREEMENT - THE REQUIREMENT OF

A $20,000 SURETY BOND. THIS IS TO ENSURE NO DAMAGE OCCURS TO THE ROAD IN THE VICINITY OF THE CONSTRUCTION SITE OR IMMEDIATELY ADJACENT TO THE CONSTRUCTION SITE. PICTURES OF THE ROAD WILL BE TAKEN BY THE ARCHITECTURAL COMMITTEE PRIOR TO CLEARING OF THE LOT.

1. THE COMPLETE REMOVAL OF ALL TREES FROM ANY PARCEL OF LAND WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE IS PROHIBITED.
2. REASON:
3. SOME TREES VERY NEAR THE FOUNDATION THAT ARE NOT WITHIN THE FOOTPRINT MAY NEED TO BE REMOVED.
4. IT COULD BE HARD TO GET AN INSURANCE COMPANY TO INSURE A PROPERTY WITH THE POSSIBLE HAZARD OF NEARBY TREES.
5. A SMALL LOT MIGHT REQUIRE ALL TREES TO BE REMOVED TO FIT A 1600 SQ FT HOUSE ON IT.



1. SILT FENCE - N.C. DOT Standard 1605.01 Silt Fence is required.
2. PLOT PLAN - 2 COPIES WITH SURVEYOR'S SIGNATURE AND SEAL.

**PROPERTY LINES AND LOCATION OF HOUSE** ARE TO BE CLEARLY MARKED,  SO THAT MEASUREMENTS CAN BE TAKEN FOR SETBACKS.

1. SURFACE WATER AND DRAINAGE CONTROLS BOTH TEMPORARY AND PERMANENT.
2. PLEASE SUBMIT SAMPLES OF BRICK, SIDING, OR STAIN AND PAINT. COLOR NAMES AND BRAND VARY, SO WE NOW REQUIRE ACTUAL SAMPLES OF MATERIALS INCLUDING ROOFING SHINGLES.
3. DRIVEWAY LOCATION AND MATERIAL - TYPE OF STONE, CONCRETE, ASPHALT ETC
4. THE SURETY BOND IS DUE WITH THE APPLICATION. **FAILURE** TO SUBMIT THE BOND WILL BE AN AUTOMATIC DENIAL OF THE APPLICATION.
5. THE FOLLOWING DOCUMENTS MUST BE SUBMITTED FOR APPROVAL BY THE ARCHITECTUAL COMMITTEE AND CAN BE FOUND ON THE SEDGEMOORPOA.COM WEBSITE:

A: COVER SHEET FOR NEW CONSTRUCTION APPLICATION

B: REQUEST FOR CONSTRUCTION APPROVAL

C: CONSTRUCTION INDEMINITY AGREEMENT

Form revised 1/31/2024.