

SEDGEMOOR ARCHITECTURAL CHECKLIST

1. YOU WILL NOTE ON THE INDEMNITY AGREEMENT – THE REQUIREMENT OF A \$3,000 PERFORMANCE BOND. THIS IS A REFUNDABLE AMOUNT IF 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.
2. REMOVAL OF TREES FROM CONSTRUCTION SITE SHALL BE LIMITED TO THOSE WITHIN THE FOOT PRINT OF THE BUILDING FOUNDATION. THE COMPLETE REMOVAL OF ALL TREES FROM ANY PARCEL OF LAND WITHOUT THE **PRIOR** WRITTEN APPROVAL OF THE AC IS **PROHIBITED**
3. SILT FENCE – N.C. DOT Standard 1605.01 Silt Fence is required.
4. PLOT PLAN – 2 COPIES WITH SURVEYOR’S SIGNATURE AND SEAL. **PROPERTY LINES AND LOCATION OF HOUSE** ARE TO BE CLEARLY MARKED, **WITH STRING**, SO THAT MEASUREMENTS CAN BE TAKEN FOR SETBACKS.
5. SURFACE WATER AND DRAINAGE CONTROLS BOTH TEMPORARY AND PERMANENT.
6. TYPE OF PIPING REQUIRED UNDER DRIVEWAY IS CONCRETE.
7. 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.
9. DRIVEWAY LOCATION AND MATERIAL – TYPE OF STONE, CONCRETE, ASPHALT ETC.
10. THE INDEMNITY FEE IS DUE WITH THE APPLICATION. **FAILURE** TO SUBMIT THE FEE WILL BE AN AUTOMATIC DENIAL OF THE APPLICATION.