

**SEDGEMOOR PROPERTY OWNERS ASSOCIATION**  
**REQUEST FOR CONSTRUCTION APPROVAL**

Date \_\_\_\_\_

To: Sedgemoor Property Owners Association  
Carolina Trace, Sanford, NC 27332

From: Property Owner \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email address \_\_\_\_\_

Construction Location (Lot number and Street) \_\_\_\_\_  
Contractor \_\_\_\_\_  
Street Address \_\_\_\_\_  
City, State, Zip Code \_\_\_\_\_  
Telephone \_\_\_\_\_  
Email Address \_\_\_\_\_

A. The following information is submitted herewith, for review:

- 1. Heated ground area covered
  - a. Single story \_\_\_\_\_ sq. ft.
  - b. Story and a half \_\_\_\_\_ sq. ft.  
Total heated living area \_\_\_\_\_ sq. ft.
  - c. Two story \_\_\_\_\_ sq. ft.  
Total heated living area \_\_\_\_\_ sq. ft.
  - d. Other \_\_\_\_\_ sq. ft.  
Total heated living area \_\_\_\_\_ sq. ft.

2. Two (2) copies of Plans and Specifications showing front, rear, and side elevations in respect to topography of the site, and floor plan (Minimum scale: ¼" =1').
3. Two (2) copies of Plot Plan, bearing registered surveyor's signature seal, showing placement of the house on the lot, location and materials for driveway(s) and walks, ground cover, and location of heating and air conditioning equipment. The Plot Plan must also show the road ditches, type of piping under driveway and sizing of rocks in ditches for erosion prevention. Lot drainage onto or affecting the Golf course shall be approved by the Golf Course Superintendent.
4. Houses constructed on **patio lots require a privacy wall** as designated on the recorded subdivision plat. Said privacy wall shall be constructed so that no window or view opening looks onto the adjacent lot and provides no access or entry way toward said lot. (It is, however, allowable to have a window for light, provided such opening is either frosted, opaque, or glass block.)
5. Materials to be used: (samples may be required)

	<u>Type</u>	<u>Color</u>	<u>Brand/Mfg.</u>
Foundation	_____	_____	_____
Steps	_____	_____	_____
Siding	_____	_____	_____
Windows	_____	_____	_____
Shutters	_____	_____	_____
Ex. Doors	_____	_____	_____
Trim	_____	_____	_____
Roof	_____	_____	_____
Chim. or Flue	_____	_____	_____
Open Decks	_____	_____	_____
Screen Porch	_____	_____	_____

Other visible exterior components, such as covering over bay windows, gutters, leaders etc. (Please list)

Type	Color	Brand/Mfg.
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

B. Other requirements peculiar to this POA  
None \_\_\_\_\_ See attached \_\_\_\_\_

C. If approved, construction will not be commenced until I have furnished you the following:

1. A copy of the Lee County North Carolina Building Permit.
2. A certificate of Proof of Insurance listing the contractor, carrier, and policy number.
3. Two (2) copies of the completed "Construction of Indemnity Agreement".
4. A \$20,000 Surety Bond which will be in effect until construction is completed to the satisfaction of the Architectural Committee.

D. If approved, I agree to adhere to the following construction guidelines:

1. Completion within six (6) months.
2. Grading will not divert water to another lot or prevent drainage from another lot due to damming. **NC DOT standard 1605.01 Silt Fence** is required on the low side of the construction site to prevent erosion during construction to adjoining lots or the street. Any erosion occurring during construction will be corrected and appropriate drainage restored.

3. Sanitary facilities, located entirely on the construction site, will be provided for workers.
4. Chimneys for wood-burning fireplaces must be equipped with spark arresters.
5. Culverts (unless advised by the Architectural Committee as unnecessary) will be installed at the lot access point (driveway) upon completion of clearing or before. Gravel must be applied before any construction work is started and must be maintained throughout the construction period.
6. Excess dirt, gravel and concrete spills carried onto paved roads by vehicles to and from construction site shall be removed promptly.
7. Any specific disruption of a paved road surface at a construction site shall be immediately backfilled, repaired and repaved as soon as possible by the contractor to the satisfaction of the Sedgemoor Architectural Committee. **Failure to meet this obligation will seriously affect future requests for construction approval for the Contractor.**
8. No paint, solvents, fuel oil, or any other hazardous materials shall be discarded on any Carolina Trace Property.
9. All paper, cans, bottles and any other refuse shall be kept in appropriate receptacles provided by the Contractor.
10. Scrap building materials, cartons or other construction waste either shall be piled neatly or placed in a dumpster provided by the contractor and shall be removed periodically.
11. Due to the inherent danger of fire to the site and surrounding property, the POA has enacted a total burning ban and burning of any substance is prohibited.
12. The Contractor is responsible to assure that he/she and all employees, as well as all subcontractors and suppliers and their employees are informed of and abide by all posted speed limits in Carolina Trace (25 mph), Access to the work-site may be denied if compliance is not achieved.

13. I understand that any misrepresentation or substantial misstatement of fact, or any action by myself as property owner or by my contractor or any subcontractor in violation of the terms of this "Request for Construction Approval" could cause the revocation of construction approval. In the event of any revocation, I agree to cease construction until such time as I, my contractor, and my subcontractor are in compliance with this "Request for Construction Approval".
14. I understand the approval of this request in no way places any financial responsibility on the Architectural Committee for the quality of work by the contractor selected by the property owner. **The property owner is responsible for all contractors, subcontractors or agents for their actions.**

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Contractor

\_\_\_\_\_  
Date