

Lake Oconee Estates Architectural Requirements

**APPLICATION FOR PLAN REVIEW**

Any requests submitted before the 1<sup>st</sup> Thursday of the month will be evaluated at the next Committee meeting. The Committee meets monthly typically on the 2<sup>nd</sup> Thursday of the month. | Rev 11/01/11

Please Print

Lot Number \_\_\_\_\_ Project Address \_\_\_\_\_

Square Feet: Livable \_\_\_\_\_ Total \_\_\_\_\_

Owner \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ E-mail address \_\_\_\_\_ | rev 11/13/12

Builder \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ E-mail address \_\_\_\_\_ | rev 11/13/12

Architect/Designer \_\_\_\_\_ Phone \_\_\_\_\_

Mailing Address \_\_\_\_\_ E-mail address \_\_\_\_\_ | rev 11/13/12

The minimum application fee of **\$ 750** plus and additional construction impact deposit of \$2,500 is included with this Application. The Owner agrees to pay the following fees and comply with Board actions including loss of lake privileges if the project exceeds fifteen (15) months from the actual start date. The Owner agrees to pay the final fee as adjusted based upon the actual completion date prior to moving in to the home. The completion date is the date of the final inspection by the committee, completion of open inspection items prior to moving into the house and completion of the street cleanup. | rev 7/16/17

*An Owner shall include an additional \$2,500 construction impact deposit check made payable to the Lake Oconee Association. The construction impact deposit will be deposited into Association’s operating account and any interest shall accrue for the benefit of the Association only. If, in the sole and absolute discretion of the Architect Committee or Association, Owner or its employees, independent contractors, successors or assigns, fail to adequately maintain Owner’s Lot and surrounding area free of debris, construction materials, dirt and other impacts from said construction, then the construction impact deposit may be used by the Architect Committee or Association, in their sole and absolute discretions, for upkeep and maintenance of the Owner’s Lot and surrounding Lots which may be impacted by construction activities on Owner’s Lot, which may include but is not limited to the following: removing trash, installing silt fence, cleaning the street, removing silt and re-seeding surrounding lots. In the event that the Architect Committee or Association, in its sole and absolute discretion, undertakes any actions due to impact by construction activities from Owner’s Lot, Owner agrees to hold Architect Committee and Association and their respective representatives and contractors harmless from any and all claims, demands, complaints, causes of action and liabilities relating thereto, from any persons whomsoever. Once construction activities are completed to the satisfaction of the Architect Committee and Association, the Owner shall be entitled to a refund of any remaining portion of the construction deposit that has not been utilized by the Architect Committee or Association. | rev 7/16/17*

This is in addition to additional fees required to cover the additional construction duration. | rev 10/31/08 3/31/15

**The final application fee is based upon the following table:**

<b>MONTHS*</b>	<b>FEE **</b>	<b>MONTHS*</b>	<b>FEE **</b>
<b>1-12</b>	<b>\$ 750.</b>	<b>15</b>	<b>\$ 1,050.</b>
<b>13</b>	<b>\$ 850.</b>	<b>16+</b>	<b>add \$200 per month AND lose all</b>
<b>14</b>	<b>\$ 950.</b>		<b>Lake privileges</b>

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\* Or any portion of the month.

\*\* For each day that there is not a “port-a-john” on site, from the start of concrete work, there fee will be increased by \$4 per day. Shared units must be no more than two lots away. |rev 11/13/12

The intent of the higher fees is to encourage timely completion and to offset additional costs to the Association related to the construction project. The Owner acknowledges that the longer the project is under construction there is added inconvenience to neighbors and community as a whole due to construction related traffic, site congestion, material storage, construction equipment, site landscaping and noise.

Any alteration, modification, or omission to the approved application which affects grading and drainage, design, materials or colors must be reviewed and approved by the Architecture Committee prior to alteration, modification or deletion.

Disclaimer: No member of the Lake Oconee Estates Homeowners Association or its directors or committee members shall be responsible in any way for any defects in any plans and/or specifications submitted in accordance with the rules and regulations of the Committee, nor for any structural defects in any building or structure erected according to such plans and specifications.

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Owner's Signature/ Date

*/ rev 8/2/05*