

**PROCEDURES AND GUIDELINES FOR THOSE PLANNING TO BUILD A
HOME AT MOUNTAIN GLEN GOLF CLUB, NEWLAND, NC 28657**

PROCEDURES

A. HOME CONSTRUCTION

1. Lot owners will submit to the Building Approval Committee a complete set of building plans, drawn to scale with measurements indicated thereon. The plans should include: Foundation Plan, Rear Elevation, Right Side Elevation, Left Side Elevation, Exterior Color and finish showing type of construction, and Plot Plan.
2. The builder must be a North Carolina licensed contractor with good recommendations and be approved by the Building Committee. The lot owner will receive a letter of approval or disapproval. If approved, a Building Permit must be issued within 20 days and construction must begin within 30 days from the date of the Building Permit. Before the start of construction, the lot owner will deposit \$100.00 to cover the cost of the Building Inspector. (note: this cost is subject to change).
All construction must conform to the standard building code requirements of Avery County and the state of North Carolina.

B. SEWAGE AND WATER WELL

1. Reinforced septic tanks and drain fields must conform fully with North Carolina State Board of Health requirements. The Avery Health Department must examine the property and the plan, especially the location of the septic tank, drain fields and the proposed location of the well and submit a written report giving the date of their inspection and their approval of the plan, or their suggestions for any change.

C. HOUSE CONSTRUCTION

1. House Construction with two or more levels shall contain not less than 1500 square feet of living space on the main floor. A house constructed on one level shall contain not less than 2200 square feet of living space.
2. The house (including decks) or other approved buildings shall not be closer than twenty-five feet (25) feet from any common roadway or golf course boundary line. House or other buildings shall not be closer than fifteen (15) feet of other boundary lines. The inspector must approve house location and elevation on lots.

D. ROADS AND DRIVEWAYS

1. The plot plan is to show elevation contour lines and roadway(s) by a qualified registered surveyor or engineer. Driveway and parking areas must also be shown. Driveway is not to cross area of the drainfield. Culverts are not to be less than twelve (12) inches, depending on material.

E. OTHER REQUIREMENTS AND GUIDELINES

1. A pre-construction conference should be held between the contractor, the Building Inspector and owner, if owner is available.
2. Exposed, unfinished, concrete block walls will not be permitted.
3. Embankments caused by excavations or fills shall be planted with shrubbery, grass or other suitable cover to prevent erosion.
4. The house is to be completed, with appropriate landscaping, within one year from start of construction.
5. Erosion barriers must be installed before the ground is broken and remain until the ground is stabilized.
6. The contractor is to remove all vehicles and equipment from the roadway and right-of-way when not in use. Building materials are to be positioned or stored in the owner's lot after delivery by vendors. The roadway is to be kept reasonably free of dirt and gravel for the duration of construction. The ditch line must be kept open for proper drainage.
7. If you are not absolutely sure of ANY OF THE ABOVE INSTRUCTIONS AND /OR GUIDELINES, contact the Building Approval Committee.
8. Before moving into the house, you must have approval of the Mountain Glen Building Inspector.
9. In addition to yearly assessments, there will be a 3 year fee of \$750.00 per year for road impact, beginning the year the house is completed. If there is any damage to roads or other property during construction at the site, the owner is also required to pay for these damages or provide a performance bond.

Avery Development Corporation
Building Approval Committee

Revised: September 22, 2009

