

Date: _____

Carolina Sands Homeowners Association

**Building Construction/Remodel/Addition Approval
Edited June 13, 2017**

Name: _____ Address: _____ Lot#: _____

Brief description of work (i.e. new construction, install fence, etc): _____

In accordance with the Carolina Sands, Sections 1 and 2 amended, and restated declaration of restrictions dated April 11, 2011, "No buildings, fence, wall, or other structure shall be erected, placed, or altered on any lot, until the proposed building plans, specifications, exterior finishes, site plan showing location of such building or structure, and construction schedule shall have been approved by the Carolina Sands Homeowners Association, Inc. (CSHA), or its designated representative. Refusal, or approval, of any such plans, location, or specifications may be based by CSHA on any ground, including purely aesthetic and environmental considerations that in the sole and uncontrolled discretion of CSHA shall seem sufficient."

Approval will be given for the construction, or alteration, of any building, fence, wall, or other structure only after a complete set of scale and detailed drawing(s) showing all pertinent dimensions have been submitted to the CSHA Architectural Committee for review, and following approval of the majority of the members of the Board of Directors of CSHA. A complete set of drawings shall consist of a floor plan for all levels, drawings of all elevations, and a site plan indicating the location of the structure on the lot. The below listed minimum restrictions must be met, and approved, before construction can begin.

Minimum of 1200 square feet when measured by exterior brick work. Square footage shall be calculated exclusive of porches, steps, walks, garages, carports, storage areas, etc.

Initials of Arch. Comm. Rep. _____/_____

The structure shall not exceed two and one-half (2½) stories in height above floor or piling level or exceed thirty-five feet (35) above ground at the apex.

Initials of Arch. Comm. Rep. _____/_____

No unfinished *concrete block, concrete brick, cinder block* or *aluminum siding* shall be used for the exterior of any residence constructed on any lot nor shall composition tar paper on the exterior of the dwelling be permitted.

Initials of Arch. Comm. Rep. _____/_____

One accessory building, which may include a detached private garage but not private garage apartments may be added, provided, that such buildings are not used for any activity normally conducted as a business. Any such buildings shall be constructed of similar materials and designed as the main structure upon such lot.

Initials of Arch. Comm. Rep. _____/_____

Setback from front, side, and rear lot lines shall be in accordance with the laws and codes of the Town of Carolina Beach, with the following exception:

Since Carolina Sands is a significantly developed community, each block has an established front setback. No new dwelling or structure of any type may be placed forward of that point regardless of town codes. The same restrictions would apply to corner lots. Required building setbacks are 10'-0 from the rear, 7 1/2' on sides and 25'-0 from front. See complete restrictions prior to construction of new dwellings.

Initials of Arch. Comm. Rep. _____/_____

No fuel tanks, propane or fuel oil, may be exposed to view. They shall be installed within the main dwelling house, within an accessory building, screened area, or buried underground. The location of any such tank shall be clearly noted on the drawings.

Initials of Arch. Comm. Rep. _____/_____

Additional modifications or exceptions may be added as deemed necessary. It will be the homeowners' responsibility to obtain current guidelines from the Carolina Sands Architectural Committee. On corner lots, the side having the least frontage shall be considered the front line of said lot.

Failure to comply with any of the above listed restrictions, beginning construction without prior CSHA approval, or continuing construction after notification of non-compliance, may result in a fine being assessed by the Board of Directors of CSHA of up to One Hundred Dollars (\$100.00) per day to a maximum of Twenty Five Thousand Dollars (\$25,000.00).

Failure to construct the building, fence, wall, or other structure in accordance with the submitted, and approved, drawings may result in a fine assessed by the Board of Directors of CSHA of up to One Hundred Dollars (\$100.00) per day to a maximum of Twenty Five Thousand Dollars (\$25,000.00). Once construction begins, the architectural committee shall be informed in a timely manner of any deviation in construction from the approved plans. Changes made to the structure that are not in compliance with the above listed restrictions may also be subject to the assessment of fines as indicated above.

The contractor shall be responsible for maintaining a clean work site so as not to permit debris to blow around the neighborhood. If this is a new build, the contractor is required to install a silt fence to protect the adjoining properties. Failure to maintain a clean work site may result in fine as outlined above. The contractor or owner should instruct all construction workers to park their trucks and/or cars on one side of the street only, so as not to obstruct the flow of traffic.

The signature below of the contractor, or owner, indicates that the above listed restrictions and conditions have been read and are understood.

Signature of Contractor / Owner _____ Date _____

Signature of the Architecture Committee Chairperson, or designee, and 1 additional committee member indicating the submitted plans are in accordance with all of the restrictions of CSHA.

Signature _____ Date _____

Signature _____ Date _____

Signature of the President of the Board of Directors, or designee.

Signature _____ Date _____

Witness: _____ Date _____

Note: Chairperson of the Architectural Committee shall retain one copy of the approved drawing(s) for reference until a certificate of occupancy has been issued by the Town of Carolina Beach. The drawings will then be returned to the owner.