

Architectural Guidelines Burnt Mountain Estates Associates

**Created by the BMEA Architectural Control Committee (ACC) dated 9/1/03
Reference Article VI Architectural Standards of the 2003 Adopted Covenants**

Planning a New House of an Addition or Modification to an Existing House

At the beginning of the Homeowner's house planning, the Homeowner is recommended to telephone the Chairman of the Architectural Control Committee, to discuss in general the type of project proposed. The purpose of this call is to insure the project, in general, is going to be within the guidelines. It also will protect a Homeowner from spending time and money creating a design which may require expensive modifications to redo it to make it acceptable to the ACC Guidelines.

The Chairman of the ACC is:

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Submittal to the ACC

The type of project proposed will dictate the submittal requirements. If the project is simply to re-roof the house with standing seam metal roofing, using an earth tone color, a verbal approval may be all that is required. A new house or addition will require drawings. It is important to understand that drawings will also be required for a building permit from either Pickens or Dawson Counties.

It is the Homeowner's responsibility to obtain from the County all their current building permit requirements. Their requirements for type of drawings, scale of drawings, preparation by a registered Surveyor, Architect & Engineers, as well as the use of a licensed Contractor must be followed. The ACC has no responsibility to verify codes, engineering, life safety, or regulatory requirements for the proposed construction. The ACC review is only for compliance with BMEA Covenants & Guidelines which, in general, are requirements for use, size, building location, type of materials and overall aesthetic image as it relates to: 1) the immediate neighbor; 2) the mountain neighborhood; and 3) our total mountain community.

1. Drawing Requirements

- 1.1 **Site Plan:** Showing the house or project and the portion of the site affected. Property lines, a north arrow, access road, the house or addition, fences, storage tanks, air conditioning units, septic tank and drainage field, power and telephone service access should all be shown. The drawing needs to be to a minimum scale of 1"=20'-0".
 - 1.1.1 Setbacks of structures from property line and road shall be as per county requirements. In absence of setback requirement, setback shall be a minimum of 15' from property lines and 15' from road edges.
- 1.2 **Floor Plans:** All floors, lofts or levels are to be shown at a minimum scale of 1/8" = 1'-0" (1/4" = 1'-0" is typical for residential projects).
- 1.3 **Elevations:** Showing all sides of the project with door, window and building material types and colors noted. Scale to match floor plans.
- 1.4 **Typical Section:** Showing the type of material proposed for exterior wall/roof construction. Minimum scale 3/8" = 1'-0" (3/4" scale is typical for residential projects).
- 1.5 **No Specifications Manual is Required:** Color, material and feature notes on the drawing are sufficient.
- 1.6 **One set of the proposed drawings needs to be mailed to the Chairman of the ACC:** Copies as required (at no cost to the Homeowner) will be made by the Chairman for distribution to other committee members. One copy will be returned to the Homeowner.

2. Other Requirements

- 2.1 The name, address and telephone numbers of your Designer or Architect, Engineers and Contractors shall be provided.
- 2.2 The proposed time schedule for construction needs to be included. This includes the planned start and completion dates (the BMEA ACC discourages major construction during December – March since weather problems cause our roads to deteriorate under the loads of heavy concrete, gravel or delivery trucks).
- 2.3 Prior to construction starting, a “repair deposit” will be required to be made to BMEA. It is the Homeowner’s responsibility to repair damage to our paved roads or reconstruct, as necessary, our gravel roads to a

condition similar to what existed prior to construction. Damage to gates, signs, drainage ditches, culverts or trees will also be the responsibility of the Owner for repairs. In addition, damage to other member's property will be the responsibility of the Homeowner whose construction project caused said damage. At the end of construction, or as required during construction to keep a bad problem from getting worse, repairs need to be coordinated by the Homeowner. This includes finding and contracting with a Contractor to make the repairs. The road deposit can only be used for post construction repairs. The BMEA treasurer, upon receipt of an invoice, approved by the Owner in writing, will issue a check and charge it to the "repair deposit." Remaining funds will be returned to the Owner. A shortage of funds within the "repair deposit" will be required to be paid by the Owner directly to the contractors involved. Repairs required while a project is underway are required to be paid by the Homeowner directly, not using the "repair deposit."

The ACC shall be notified prior to doing repairs with a description of work to be done, the Contractor doing the work, and a proposed schedule. It will be the responsibility of the Homeowner to notify, as appropriate, affected neighbors.

Repair deposits shall be set by the ACC. They, in general, will follow the following guidelines:

New House Construction	\$ 1,000.00
House Addition	\$ 250.00 – 500.00
Maintenance or Minor Work	\$ 0.00 – 250.00

Factors influencing the fee are: 1) type of roads involved, and 2) time of year construction is proposed.

3. Acceptable Materials

- 3.1 Predominate use of wood and stone using earth tone colors is desirable.
 - 3.1.1 Stucco, brick or metal houses (including pre-engineered metal houses, garages or storage buildings) are not acceptable.
 - 3.1.2 Houses painted white are not acceptable.
- 3.2 Log homes or use of vertical or horizontal siding is acceptable. Use of shake siding is also acceptable.
- 3.3 Materials that have the appearance of wood but are not wood can be used.

- 3.4 Use of railroad ties for other than house construction is acceptable. Acceptable uses include: retaining walls, driveway edging, planters, etc.
- 3.5 Deck construction is required to be made out of pressure treated wood. 6” x 6” posts in lieu of 4” x 4” posts set on concrete footer to keep the bottom of the post away from moisture is highly recommended.
- 3.6 Fencing, if used, is to be limited to an area immediately adjacent to the structure. Total site or large portion of the site fenced is not allowed. Chain link fences are not allowed. Wood, split rail and post & rail fencing is desirable.
- 3.7 Roofs shall be pitched and done using shingles, standing seam metal or wood shakes. Gutters are optional. Chimneys may be wood or stone faced.
- 3.8 Garage materials need to match the house.
- 3.9 Other materials or features are subject to the approval of the ACC.

4. **Site Erosion**

It is required that planning, design and construction control for on-site erosion and water run-off that may impact the Association common property, Association deeded and easement roads and/or adjacent neighbors, is done to insure no or minimum problems.

5. **Tree Removal**

The goal is to remove the minimum number of trees. Site plan design shall respond to the terrain; preserving large trees; creating a limited removal zone(s) for views; and creating appropriate open space around the structure and for personal use.

Architectural Control Committee

The ACC shall be made up of a chairman, the neighbor representation from the property involved, the president of the Association and others that may be appointed.