

Cramer Mountain Architectural Control Committee  
Application for Design Approval  
New Construction

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Submit this form with two (2) copies of the final site and house plans and specifications along with two (2) checks, one for the non-refundable application fee of \$1,000 and one for the \$3,000 construction compliance deposit, both made payable to CMACC. One copy of the plans and specifications, as well as a copy of this application, will be kept by the CMACC, and one copy will be returned for your records.

**Name of Lot Owner:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone: Home:** \_\_\_\_\_ **Work:** \_\_\_\_\_

**Cell:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Lot #:** \_\_\_\_\_ **Street Address:** \_\_\_\_\_

**Contractor:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Telephone: Home:** \_\_\_\_\_ **Work:** \_\_\_\_\_

**Cell:** \_\_\_\_\_ **E-Mail:** \_\_\_\_\_

**Date you plan to start construction:** \_\_\_\_\_

**If construction has not started within 90 days of approval, this application will be voided.**  
**(Owner & Builder initials \_\_\_\_\_ )**

**1. Final Site Plan (1/10" = 1'-0")**

Location, with dimensions, should be illustrated for each of the following:

- 3/4 Site Prep-plan and grading plan
- 3/4 Erosion control plan
- 3/4 Foundation plans
- 3/4 Site plan showing drive & sidewalk locations
- 3/4 Landscaping plan
- 3/4 Orientation of all structures proposed to be built on the lot such as retaining walls, etc
- 3/4 Retaining Walls – should be made of impervious materials
- 3/4 Floor Plans
- 3/4 Elevation drawings of all exterior walls
- 3/4 Roof plan
- 3/4 Square footage of the proposed structures on a floor-by-floor basis
- 3/4 Samples of all proposed building materials and colors

**Final House Plans (1/4" = 1'-0")**

Heated finished square footage

First Floor

Second Floor

Bonus Room

Basement

Other (Please Specify)

**TOTAL**

**2. Final House Elevation (1/4" = 1'-0")** Front, side and rear elevation must be attached.

**3. Exterior Specifications**

Submit color samples with manufacturer specifications.

	<b>Materials</b>	<b>Color</b>
Foundation	_____	_____
Wall	_____	_____
Trim	_____	_____
Front Door	_____	_____
Garage Door		
Shutters	_____	_____
Roof		
Windows	_____	_____
Drive / Walks	_____	_____
Decks	_____	_____
Patios	_____	_____
Retaining Wall		

(Impervious Materials)

- Roofing must be architectural type with 30-year guarantee

**(Owner & Builder initials)**

- Exposed vents must be painted to blend with roof

**(Owner & Builder initials)**

**Mailboxes**

All mailboxes and posts must conform to the architectural control committee design. It takes approximately six (6) weeks to receive. Place order with:  
The Sign Mill located at 1626 N. Chester Street, Gastonia NC; phone number: (704) 864-7446

**4. Owner & Builder**

The Owner shall be responsible for the following activities during construction:

- A. Requesting a meeting to review the site and trees to be removed prior to clearing
- B. Notification to the CMACC of any deviations from the original specifications or plans.
- C. Maintaining Rubbish / Debris and Erosion Control Measures so as to protect the adjacent properties, common areas, drainage systems, or roadways. Owners and Builder will receive one (1) notice of violation prior to the CMHOA and/or CMACC taking action. If the CMHOA and/or CMACC takes action to correct any issue, the Owner and Builder will be responsible for all the costs, and may be subject to additional fines as per the CMACC Guidelines.
- D. Ensuring that Sub-Contractors follow all CMHOA and CMACC work rules.

I \_\_\_\_\_ (Owner) and I \_\_\_\_\_ (Builder) state that the above information is accurate. We understand, accept, and agree to all of the obligations and responsibilities of the Owner and the Builder/Contractor as set forth in this document (including any "Required Conditions") to approval, the Declaration of Covenants, Conditions and Restrictions, as amended and supplemented, the Association's Bylaws, and the Guidelines for Construction (hereinafter "Governing Documents"). We agree that the application fee is non-refundable and that the construction compliance deposit submitted us connected with this application may be applied by the CMACC to pay, defray, or reimburse the CMHOA or the CMACC for (1) costs incurred to correct any deficiency or cure any noncompliance with the Governing Documents or the approval plans and specifications, (2) fines imposed as permitted under North Carolina law for violations of the Governing Documents or any non-compliance with or deviation from approval plans and specifications, or (3) expenses incurred in connection with communications or actions taken to obtain or ensure compliance with all obligations and responsibilities set forth in the Governing Documents or the approved plans ad specifications or the respond to violations thereof, including attorney's fees incurred.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Builder

\_\_\_\_\_  
Date

**This Page For CMACC Use Only**

**5. CMACC Required Conditions and Suggested Modifications**

**Required Conditions:**

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**Suggested Modifications:**

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**6. Final Approval**

- \_\_\_\_\_ Granted as Submitted
- \_\_\_\_\_ Granted as noted above
- \_\_\_\_\_ Granted as noted above; however, construction may not start until a revised set of plans or project specification has been received by the CMACC
- \_\_\_\_\_ Denied

**Reviewed By:**

**Date:**

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