



Brigadoon Owners Association (BOA) Architectural Control Committee (ACC) New Construction Approval Form

Brigadoon Owners' Association Architectural Control Committee
9230 Brigadoon Drive Athens, AL 35611 email: acc@brigadoonowners.com

HOUSE PLANS

Plans must be submitted with a minimum of thirty (30) days lead time prior to planned construction commencement. Plans should be submitted either electronically or in printed form (no larger than 11" x 17" paper). Both house plans and placement on lot must be approved in advance of construction commencement. The ACC requires the staking out of approved house plans and onsite meeting with member/owner(s) and builder prior to placement approval.

Date Received by ACC: _____ Receiving ACC Member: _____

Member/Owner(s) Name: _____ Email: _____

Property Address: _____ Lot: _____

BWP1 BWP2 BWP3 BHP1 BHP2 (Circle One)

Mailing Address if Different: _____

Phone: Home (____) _____ Work: (____) _____ Cell: (____) _____

Builder:

Name (if known): _____ Phone Number: _____ email: _____

Alabama Home Builders License Number: _____

SPECIFICATIONS/REQUIREMENTS

Square Footage:

Total (min. 2,500 sq.ft.) _____ sq.ft.

Main floor (min. 2,000 sq.ft.) _____ sq.ft.

2nd Floor / Bonus room _____ sq.ft.

Garage (min. 500 sq.ft.) _____ sq.ft.

Approved Style/Architecture _____ Approval: Yes/No

Exterior Specification (Brick or Stone): _____ Approval: Yes/No

Shingles: Specify Type: _____ Approval: Yes/No

Drive Way Surface Specify _____ Approval: Yes/No

Width of garage (min. 24 ft.) _____ ft.

SITE PLAN

A site plan must accompany the house plans if fill material is either added or removed from the site, retaining walls are part of the plan or when large excavation is planned. If changes to the environment, topography or landscape are involved a site plan is required to be submitted.

ACC REQUIREMENTS

- Landscaping plans must be submitted to the ACC for approval before landscaping work begins. Landscaping must be completed no more than six months from construction completion.
- The topography of any lot cannot be modified that will have a detrimental effect on respect to drainage or affect adjacent lots. Drainage across property lines shall not exceed that which existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of nonerosive down drains or other devices. (2009 International Building Code J109.4)
- A waste dumpster and a portable restroom must be available at the location during the construction. (Covenant V)
- Debris cannot be incinerated and must be transported and discarded outside of the subdivision. (Covenant V)
- Building site entry stabilization must be put in place such as stone or gravel and comply with EPA best practices to prevent tracking of material onto roadways. Tracking of any materials off the site and onto the roadways will be immediately cleaned up. (Covenant V)

- Silt fencing must be installed and comply with EPA best practices to prevent silt run off and to catch any loose debris as well as trash/construction waste. All loose debris will be controlled and cleaned up promptly. Any debris leaving the site will be cleaned up immediately. (Covenant V)
- Boat House/Dock design and placement must be approved by the ACC, TVA (permit required) and the Army Corp. of Engineers (permit required) prior to construction.
- Note: TVA has absolute control of anything below the 560 mark.
- ACC approval required before cutting established trees or foliage above the 560 line; anything below the 560 mark requires TVA and ACC approval.
- The members/owner(s) are fully responsible for all contractors and sub-contractors control and performance.
- The members/owner(s) are responsible to ensure that his/her builder/contractor is in compliance with current codes.
- The members/owner(s) are responsible for ensuring that the builder monitors the site daily once excavation and/or construction has commenced.
- All current building codes, rules, laws and regulations shall be followed and complied with.

ACKNOWLEDGMENT AND ACCEPTANCE

Upon written approval by the Brigadoon Owners Association (BOA) Architectural Control Committee (ACC) I/we the property members/owner(s) of record _____ and _____ acknowledge receipt and comprehension of the Brigadoon Owners Association covenants applicable to the property referenced on this form. I/we understand as members/owner(s) I/we are responsible to ensure conformance to requirements, codes, restrictions, covenants, easements and property lines. The ACC must approve layout of the house plans, placement on the lot and all other accessory structures on the lot, so as to conform to the adjoining homes and easements. Further, we acknowledge that we will follow all the prescribe covenants and placement unless a written variance is provided by the ACC. I/we, hereby, acknowledge that we have made our builder aware of the covenants and that our builder _____ agrees he/she will comply and ensure that all his/her subcontractors are held in compliance. In the event of compliance issue the members/owner and builder will be notified of the issue and a stop work order will be issued until the issue/situation is remedied to the satisfaction of the (ACC). Any variations to the submitted plans, site location or other covenant issue will result in a stop work order will be issued until the issue/situation is remedied to the satisfaction of the (ACC).

MEMBERS/OWNER(S) SIGNATURE ACKNOWLEDGING RECEIPT OF AND ACCEPTANCE OF COVENANTS AND COMPLIANCE WITH ABOVE STATED REQUIREMENTS.

_____ Date _____
 _____ Date _____

ACC COMMENTS/DIRECTIONS TO OWNERS

1. The ACC approves/disapproves of the submitted plans.
2. Site placement and approval on the actual lot also needs to be approved prior to any excavation. One or more representatives of the ACC will visit with the owner(s) and builder to approve of proposed placement.

ACC APPROVAL (Three signatures required)

Signature _____ Date _____ email approval on file
 Signature _____ Date _____ email approval on file
 Signature _____ Date _____ email approval on file

Additional information such as documents, forms, covenants, etc. are available on the website <http://www.brigadoonowners.com>

One original copy of this form will be provided to members/owner(s) and one original retained by ACC and the Brigadoon Owners Association Board of Directors will be notified.