

Miller Mountain Property Owners Association

OWNER'S CHECK LIST FOR COVENANT COMPLIANCE

May 1, 2021

1. Read the Declaration of Covenants and Restrictions for Miller Mountain to ensure that the proposed house meets all the subdivision requirements.
2. All buildings, structures, fences, walls, pools or other permanent structural improvements must be approved by the Architectural Review Committee (ARC) *prior* to the commencement of construction. **No work may begin, including site clearing, until plans have been approved in writing and upon completion of a mandatory site meeting with the ARC.**
3. Prepare a site plan showing the house location and required setbacks. The plan should also indicate the location of the driveway, septic system and well.
4. Submit architectural plans suitable for permitting by Polk County to the Architectural Review Committee, including all floor plans, building elevations and building colors. House plans submitted must meet the following square footage requirements: 1,400 sq. ft. of livable, finished and heated floor area for a one-story house and 1,800 sq. ft. of livable, finished, and heated floor area for a split-level or two-story house. The ARC will review these plans and return comments within 30 days of receipt of the plans.
5. The owner should indicate, along with the house plans, the exterior color scheme of the house, including the roof, keeping in mind that the colors chosen must blend into the natural colors of the forest and the mountain. No bright colors or colors that stand out from the surrounding area will be approved. Exterior lighting must be on timers or motion sensors. Lights shall not be left on all night.
6. Submit plans for septic system and well location to the County Health Department for permitting.
7. A one-time non-refundable *road maintenance fee* of \$2,500.00 shall be assessed for all new construction projects and \$1,500 for all small additions up to 500 square feet within the Mountain Property Owners Association. This fee is to be paid at the time of submittal of the plans to the Architectural Review Committee for approval. Final approval of the plans is contingent on the payment of this fee. There will be no fee for interior or other improvements or remodels unless they cause abnormal damage to the roads. The home owner shall be responsible for abnormal damage to the roads caused by construction vehicles (for ALL construction and remodel projects). This may result in additional fees for road repair.
8. Provide your contractor with a copy of the Covenants to familiarize him with the requirements regarding fires, trash, noise, etc. The Contractor must contain trash and keep the site relatively clean. In addition, the Contractor must be responsible for the behavior of his subcontractors.

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9. No cutting of trees or site clearing shall begin until the Architectural Committee has issued the letter of approval to the owner. If the owner believes some clearing is required for site selection, the owner shall make arrangements with the Architectural Committee to meet on site and agree on necessary clearing. The Covenants require written approval from the Architectural Committee to take trees down which are ten inches or more diameter at four feet from the ground.
10. Upon approval of plans from the Architectural Review Committee, submit plans to Polk county for a building permit.
11. Read, sign and return the attached form certifying that you have read the covenant checklist and that you are certain that your contractor fully understands the covenant requirements and building guidelines.

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INVASIVE PLANT LIST

These plants are classified as invasive by the North Carolina Invasive Plant Council. They should not be planted on Miller Mountain.

Air Potato (vine)
Autumn Olive (shrub)
Bamboo (herbaceous)
Bradford Pear (tree)
Burning Bush (shrub)
Bushkiller (vine)
Butterfly Bush (shrub)
Chinese Silvergrass (herbaceous)
Chinese Tallow (tree)
Chocolate Vine (vine)
Crown Vetch (herbaceous)
English Ivy (herbaceous)
Japanese Barberry (shrub)
Japanese Knotweed (herbaceous)
Japanese Spiraea (shrub)
Johnson Grass (herbaceous)
Kudzu (vine)
Mile A Minute (vine)
Mimosa (tree)
Non-native Honeysuckles (vine)
Oriental Bittersweet (vine)
Porcelain Berry (vine)
Princess Tree (tree)
Privet (shrub)
Puncturevine (vine)
Russian Olive (shrub)
Thorny Olive (shrub)
Tree of Heaven (tree)
Winter Creeper (vine)
Wisteria (vine)

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INFORMATION TO PROVIDE TO CONTRACTORS FOR MILLER MOUNTAIN CONSTRUCTION

1. The Covenants prohibit any fires. No fires of any kind or for any purpose shall be allowed.
2. The contractor shall arrange for the disposal of all trash by placing a dumpster on site or by some other means. No food items (including food and drink wrappers, containers, cans, and cups) shall be left onsite or in the dumpster.
3. The building site should be kept reasonably clean.
4. The contractor should caution each of his workers and sub-contractors against littering the roadside as they drive to and from the site.
5. Workers, contractor personnel, and deliveries will be allowed on the work site Monday through Friday from 7:00am until 7:00pm. Any work outside these days and times MUST be approved in advance by the Miller Mountain POA Board of Directors.
6. Workers and contractor personnel are not allowed on property other than the work site.
7. The contractor will provide a professional portable toilet for the workers.
8. No guns of any kind shall be brought to the site by any construction worker.
9. No radios or music shall be played so loud as to be heard off site.
10. In the event that weather causes the roads to be impassable without damage to the road, the road will be closed to all construction traffic. **Owners should provide the MMPOA President and Road Committee with the contractor's telephone number so the contractor can be notified of the road being closed.**
11. Under no circumstance may a worker, sub-contractor, or contractor personnel camp on the work site or any other Miller Mountain property.
12. Delivery of materials must be carefully coordinated. Storage of materials within the road right-of-way will not be permitted.

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HOME OWNER ACCEPTANCE AND AGREEMENT LETTER

Complete and mail or email to:

Address: Miller Mountain POA, Post Office Box 241, Lynn, NC 28750

Email: millermountainpoa@gmail.com

By this letter/email, I acknowledge receipt of the following three documents:

1. *Owner's Check List for Covenant Compliance*
2. *Invasive Plant List*
3. *Information to Provide to Contractors for Miller Mountain Construction*

Furthermore, I understand and accept these guidelines and conditions and have specifically covered them with my building contractor.

Contractor's name: _____

Contractor's cell phone number: _____

Home owner's name: _____

Home owner's cell phone number: _____

Home owner's lot number: _____

Home owner's home address: _____

Home owner's signature: _____

Date: _____