

Appendix A

New Construction Application

NEW CONSTRUCTION APPLICATION FORM

THE CLUBS AT CHEROKEE VALLEY POA DBA "THE WOODLANDS"

Build Information

Recorded Lot # _____ Property Address in the Woodlands _____
Estimated Start and Completion Dates _____ to _____

Builder Information

Builder Company Name _____
Builder Company Address _____
SC License # _____ Exp Date _____ Bond Number _____
Builder Name _____
Builder Title _____
Builder Email _____ Cell # _____
Other Contact Name _____
Email _____ Cell # _____

Property Owner Information

Property Owner Name _____
Property Owner Address _____
Property Owner Email _____ Cell # _____

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Mail the following Application Fee and Builder Deposit to

The Woodlands at Cherokee Valley, ATTN CEDAR ARC, P.O. Box 481349 Charlotte, NC, 28269

Checks Payable to: "The Clubs at Cherokee Valley POA DBA The Woodlands"

- ☐ \$500 Application Fee (Non -refundable)
- ☐ \$5,000 Builder Deposit (Refundable, provided by builder)

Email digital copy and mail hard copy as noted below to the following:

- Mail hard copies to Woodlands ARC, P.O. Box 84, Tigerville, SC, 29688
- email digital copies to: CVWOODLANDSARC@gmail.com

- ☐ NEW CONSTRUCTION APPLICATION FORM (digital)
- ☐ PROPERTY SURVEY (as recorded with Greenville County) (digital or hard copy)
- ☐ SITE PLAN (specific requirements detailed within) (digital)
- ☐ CONSTRUCTION PLANS (showing all exterior elevations) (digital and one hard copy)
- ☐ STORYBOARD (picture showing colors/materials – example in Design Guidelines, digital)
- ☐ ARCHITECTURAL DETAIL FORM (Form within, digital)
- ☐ LANDSCAPE PLAN (submitted no later than when home is "dried in", digital)

SITE PLAN REQUIREMENTS: (Reference Architectural Design Guidelines for specifics)

- ☐ Boundary survey (Property Lines)
- ☐ Setbacks and any easements
- ☐ Topographical survey (lines at 1 foot)
- ☐ Clearing Limits
- ☐ Erosion control measures (silt fence location)
- ☐ Proposed Finished Grades
- ☐ Drainage structures and surface water drainage management
- ☐ Footprint of house with garage, driveway, walks, patios, decks, retaining walls or site walls
- ☐ Location of heat pump, AC compressors, generators, electrical and gas meters
- ☐ Finished floor elevations main level, garage and basement (if applicable)
- ☐ Location, diameter and species of all trees over 6" at a point 4'6" above ground level (trees to be removed marked with an "X" on plan)

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ARCHITECTURAL DETAILS

Front Elevation ☐ Single story ☐ Two Story

Square Footage Total _____ 1st Floor _____ 2nd Floor* _____ Basement _____

* excludes bonus rooms

	Manufacturer / Material	Manufacturer / Color(s)
Example 1	James Hardie / Cement Lap Siding	James Hardie / Mountain Sage
Example 2	James Hardie / Cement Shake Siding	SW-7598 Sierra Redwood
Main Body		
Trim		
Decorative Features		
Roof		
Foundation Finish		
Gutters		
Windows		
Shutters		
Front Door		
Garage Door		
Brick		
Stone		
Railing		
Other		

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Has the Builder, or its subsidiary or parent company, had any of the following occurrence(s) within the last five (5) years immediately preceding the date of this application?

1. [Yes] [No] Any violation, or notice of violation, of any restrictive covenant, rule, or architectural guideline for any project within any Cherokee Valley Golf Community subdivisions?
2. [Yes] [No] Any violation, or notice of violation, of any federal, state, or local law or ordinance, or building code for any project within any Cherokee Valley Golf Community subdivisions?
3. [Yes] [No] Any threatened or pending legal action?
4. [Yes] [No] Any suspension or cancellation of any license to operate its business or perform work as a contractor of any type?

If your Answer to any of the preceding questions is "Yes," you must submit a detailed explanation below of the occurrence and provide the ARC with any documentation in your possession. The ARC reserves the right to reject, in its sole discretion, any applicant, on a temporary or permanent basis, based upon its review of any occurrence set forth herein, or any other matter or occurrence the ARC deems relevant. Furthermore, the ARC reserves the right to reject an applicant for any false or misleading answers or explanations to the preceding questions.

Explanation Section:

Builder's Signature _____ Date _____

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Builder and property owner must abide by The Clubs at Cherokee Valley POA DBA "The Woodlands" Architectural Design Guidelines. If Builder is a property owner, the builder acknowledges that they will be treated as a builder, not a property owner, regarding any violations of the Design Guidelines that are specific to new construction. Failure to comply may result in fines.

I/We hereby grant permission to members of the ARC and appropriate ARC representatives to enter on the property to make reasonable inspection of the construction location.

As a builder in the Woodlands I agree that any property improvements will be constructed in accordance with the plans and specifications which have been approved by the Architectural Review Committee (ARC). I further agree that:

1. I have read and understand The Woodlands Declaration of Covenants, Restrictions, and Limitations, the ARC Design Guidelines and the Woodlands POA Fine and Fee Schedule and will follow and obey the said Covenants, Restrictions, Limitations, Design Guidelines and Fine and Fee Schedule
2. I am responsible for completing the project as described by the drawings and specifications approved by the ARC.
3. I will maintain a clean construction site at all times and install a job sign, dumpster, job toilet, and construction driveway apron in conformance with the ARC Guidelines.
4. I am responsible for the conduct of all workers performing services on this project at all times while they are contracted by us.
5. ARC approval does not relieve you as a builder of your responsibility for compliance with all municipal, state, or federal laws that may be applicable. ARC approval does not constitute any opinion or representation by the ARC that the plans comply with these requirements.

Builders Signature _____

Date _____

Property Owner Signature _____

Date _____