



New Home Construction  
Submittal Package



## Quick Guide To Architectural Control Committee Submittal Requirements

- 1) Three (3) full size sets of all plans (new homes or modifications of existing structures) must be submitted to the ACC for approval.
- 2) Valid Health Dept. (septic system) permits must be submitted for new homes.
- 3) A \$5,000.00 *Impact Fee* (payable to Fairfield Mountains POA) and a \$4,000.00 refundable *Security Deposit* (payable to ACC) must accompany each application. For exterior remodeling projects, the *Impact Fee* will be 1% of the total cost of projects exceeding \$5000, with a maximum Impact Fee not to exceed the new home construction Impact Fee. For exterior remodeling projects, the *Security Deposit* will be 2% of the total cost of projects exceeding \$5000.00 with a maximum Security Deposit not to exceed the new home construction Security Deposit. Upon satisfactory completion of the project, the Security Deposit will be returned.
- 4) **ALL** external colors – house, trim, windows, foundation, etc., must be approved by the ACC. White will not be accepted.
- 5) Concrete block or poured concrete exterior walls must be parged and painted.
- 6) Corrugated, shiny metallic or baked glazed finishes for exterior walls will not be approved.
- 7) Trailers or mobile homes will not be approved.
- 8) Trees over three (3) inches in diameter must not be removed without the consent of the ACC. Topping of trees is prohibited.
- 9) Trees may be removed to clear sites for the building, septic field, and driveway but must be done within ACC guidelines.
- 10) All setback requirements must be followed. Any deviations require the granting of an ACC variance.
- 11) All fuel tanks (i.e., propane, oil) must be buried according to specifications of fuel supplying company.
- 12) Any revisions to plans after initial approval must be brought to the ACC.
- 13) Silt screens must be properly installed and maintained in a condition to serve their intended purpose until erosion is not a problem.

NOTE: Complete and detailed descriptions of these requirements can be found in the “Rumbling Bald Resort ACC Rules & Regulations”. If you have further questions, please contact the ACC Contact Line at (828) 625-3028.

JUST A REMINDER: You must obtain ACC approval if there is any future exterior work to be done on your home, other than the work which has already been approved by the Committee, including, but not limited to, any fencing and/or ground alterations, installation of satellite dishes.



## Building Permit Application

**Subdivision/Lot or Address of Project** \_\_\_\_\_

**Proposed Start Date** \_\_\_\_\_

<b>General</b>	
<b>Contractor</b> _____	
Address _____	
State _____	ZIP _____
Telephone _____	
Email _____	

<b>Property</b>	
<b>Owner</b> _____	
Address _____	
State _____	ZIP _____
Telephone _____	
Email _____	

North Carolina General Contractor's License No: \_\_\_\_\_

(Note: If you are an owner/builder, please mark N/A above, then complete and sign the Owner/Building Addendum to Building Permit Application)

*Licensed primary contractors are responsible for the actions of any subcontractor that they may employ. Failure to abide by any of the Rules and Regulations and the general rules of Fairfield Mountains Property Owners Association (d/b/a Rumbling Bald Resort), or failure to cooperate with the ACC will most definitely jeopardize a contractor's ability to obtain future approvals from the ACC.*

The Contractor shall minimize the adverse effect the construction may have on the surrounding neighbors and the community. Parking of all vehicles (construction and employee) shall be on one side of the road only (not both sides). None of this parking shall block mailboxes.

All construction employees, subcontractors and suppliers shall obey the stop signs and speed limits while driving on Resort property. The primary contractor shall be responsible for ensuring adherence to these rules.

Subcontractors	Name	Address	Telephone
Electrical	_____	_____	_____
Plumbing	_____	_____	_____
HVAC	_____	_____	_____
Insulator	_____	_____	_____

ARCHITECTURAL CONTROL COMMITTEE



**RUMBLING BALD**  
RESORT ON LAKE LURE

Total square feet of heated, finished, living area in the home, not counting garage, carports, decks, and etc. is _____ square feet.	
1 <sup>st</sup> Floor Heated Sq. Ft. _____	Number of Bathrooms _____
2 <sup>nd</sup> Floor Heated Sq. Ft. _____	Number of Bedrooms _____
Additional Heated Sq. Ft. _____	Total Number of Rooms _____

Front Setback _____	Left Side Setback _____
Rear Setback _____	Right Side Setback _____

Are you aware of any drainage problems on the property lot that you feel are not your responsibility? \_\_\_\_\_ If the answer to this questions is yes, please explain \_\_\_\_\_

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Is there a natural ditch or swale running across your lot that will possibly flood your home? \_\_\_\_\_ If the answer to this question is yes, please show the existing and proposed re-routed ditch or swale on your plot plan and explain either here or on the plans how you propose to divert the water to solve the problem:

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By signing this application you are assuming the responsibility for diverting this water?

The following information is to be completed by the General Contractor:  
Are the following items included in your contract with Owner?

	YES	NO
1) All structural and painting exterior work on the house itself, including all trim work	<input type="checkbox"/>	<input type="checkbox"/>
2) Sidewalks	<input type="checkbox"/>	<input type="checkbox"/>
3) Paved or Concrete Driveway	<input type="checkbox"/>	<input type="checkbox"/>
4) Landscaping	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of these questions is YES, the ACC will hold the Contractor accountable for completion of these items along with the Owner.



VIOLATIONS

Violation of the Restrictive Covenants and/or the Rules and Regulations of the ACC will be called to the attention of the General Contractor and the property owner. If this warning is ignored and the violation continues, the ACC may refuse to approve any further submissions by the General Contractor and/or owner. Failure to correct violations may result in the denial of future permits and the assessment of fines, as provided by the governing documents of the Fairfield Mountains Property Owners Association, Inc. d/b/a Rumbling Bald Resort.

I, the undersigned General Contractor have read and understand the Rules and Regulations of the Architectural Control Committee and I agree to abide by these specifications, rules, and requirements; build the home according to the plans approved by the ACC; and complete the home within twelve (12) months. I agree to adhere to the approved house and site plans during construction and will submit any plan changes to the ACC for approval.

General Contractor

Signature \_\_\_\_\_ Date \_\_\_\_\_

I/We, the undersigned Owner(s), I/We have read and understand the Rules and Regulations of the Architectural Control Committee and acknowledge receipt of a copy of the Restrictive Covenants and Rules and Regulations that cover my property and agree to abide by these specifications, rules and requirements; build our home according to the plans submitted; and complete the home within the twelve (12) months as required.

Property Owner

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_



## **Owner/Builder Addendum to Building Permit Application**

This document is being provided to you by the Architectural Control Committee as a matter of information. According to the North Carolina Licensing Board for General Contractors, if you answer No to any of the questions below, you may need to re-consider whether you are eligible for the “owner’s exemption” as provided by North Carolina law.

North Carolina law specifically provides that building permits may be issued only to certain persons. NCGS §87-1 requires any person who for a fee or wage undertakes to construct or superintend or manage the construction of any building or project with a cost of \$30,000 or more must be licensed as a general contractor. That same statute provides, that “this section shall not apply to any person or firm or corporation who constructs or alters a building on land owned by that person, firm or corporation provided such building is intended solely for occupancy by that person and his family, firm, or corporation after completion; and provided further that, if such building is not occupied solely by such person and his family firm or corporation for at least 12 consecutive months following completion, it shall be presumed that the person, firm or corporation did not intend such building solely for occupancy by that person and his family, firm, or corporation.”

In other words, building permits can only be issued to licensed general contractors or those who truly act as their own general contractor in building a home on their own property and who occupy the building for at least 12 consecutive months following completion.

The North Carolina Home Builders Association has developed and recommends that permit issuing agencies ask the following questions of any unlicensed person seeking to secure a building permit, in order to determine if they are entitled to build under the “owner’s exception”. Please circle your answers.



1. Do you own the land on which this building will be constructed?  
Yes                      No  
*If Yes, go to the next question. If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*
  
2. Have you hired, or do you intend to hire an individual to superintend and manage construction of the project?  
Yes                      No  
*If Yes, go to the next question. If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*
  
3. Do you intend to directly control and supervise construction activities?  
Yes                      No  
*If Yes, go to the next question. If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*
  
4. Do you intend to schedule, contract with, and directly pay for all phases of construction work to be done?  
Yes                      No  
*If Yes, go to the next question. If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*
  
5. Do you intend to personally order building supplies and materials for the project for which the building permit is sought?  
Yes                      No  
*If Yes, go to the next question. If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*



6. Do you intend to schedule and be present for scheduled inspections?

Yes                      No

*If Yes, go to the next question. If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*

7. Do you understand that you are responsible for compliance with all applicable federal, state and local laws and requirements, including but not limited to: the State Building Code, Sedimentation Control Act requirements, and solid and hazardous waste disposal requirements?

Yes                      No

*If Yes, go to the next question. If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*

8. Do you intend to personally occupy the building for at least 12 consecutive months following completion of construction and do you understand that if you do not do so, it creates the presumption under law that you fraudulently secured the building permit?

Yes                      No

*If Yes, the application may be entitled to a building permit under the "owner's exception." If No, application is not eligible for a building permit under "owner's exception", according to the NCLBGC.*



## NEW HOME CONSTRUCTION COLORS FORM

Subdivision/Lot or Address of Project \_\_\_\_\_

<b>General Contractor</b> _____
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<b>Owner/Builder</b> _____
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**Foundation Covering Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Siding Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**General Trim Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Window Trim Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Shutter Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Front Door** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Roofing Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Garage Siding Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Garage Trim Material** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

**Garage Door** \_\_\_\_\_

Color Name/Number \_\_\_\_\_ ACC Comparable Color Name/Number \_\_\_\_\_

Application being made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By \_\_\_\_\_

(Signature of General Contractor or Owner/Builder)



## NEW HOME CONSTRUCTION SUBMITTAL CHECKLIST

- \_\_\_\_\_ 1. **Elevation and Floor Plan (3 copies)** – Full sized plans prepared by professional engineer, surveyor or builder.
- \_\_\_\_\_ 2. **Plot Plan (3 copies)** – Prepared by professional engineer, surveyor or builder. Including septic area, driveway, sidewalk, fences, light posts, retaining wall, HVAC equipment and landscape plans.
- \_\_\_\_\_ 3. **Colors Form, Material and Samples, including roof samples.**
- \_\_\_\_\_ 4. **Builder's Risk Insurance**
- \_\_\_\_\_ 5. **Worker's Compensation Insurance** (Contractor/Subcontractor Requirement)
- \_\_\_\_\_ 6. **Contractor General Liability Insurance for \$1,000,000 minimum**
- \_\_\_\_\_ 7. **Owner's Financial Capability** (Letter from Financial Institution)
- \_\_\_\_\_ 8. **Septic System or Sanitary Sewer (Health Dept.) Permit**
- \_\_\_\_\_ 9. **Copy of Current Contractor's License from North Carolina**
- \_\_\_\_\_ 10. **Impact Fee Check** – Call the ACC Contact Line for Current Rate (Payable to Rumbling Bald Resort) – (For exterior addition/remodeling – 1% of total cost if project is over \$5,000, up to \$5,000) \*Current Rate for 2009 is \$5,000
- \_\_\_\_\_ 11. **Security Deposit** - Call the ACC Contact Line for Current Rate (Payable to Architectural Control Committee) – (For exterior addition/remodeling – 2% of total cost if project is over \$5,000, up to \$4,000) \*Current Rate for 2009 is \$4,000
- \_\_\_\_\_ 12. **ACC Building Permit Application** (Completed with all necessary signatures)

**Questions: Call the ACC Contact Line at 828-694-3028**

**NOTE:** ACC Building Permit is required before obtaining a Certificate of Zoning and Building Permits from Town of Lake Lure.

**NOTE:** All the above documentation (except Impact Fee and Security Deposit checks) must be submitted four days in advance of an ACC meeting by 4:00 PM in order to be placed on the agenda. Failure to comply could result in a delay of being issued a permit. ACC meetings are typically held every 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of each month. Please call the ACC Contact Line or check our website at [www.rumblingbald.com](http://www.rumblingbald.com) to confirm meeting dates.



# RUMBLING BALD

RESORT ON LAKE LURE

## PROCESS FOR OBTAINING A RESIDENTIAL BUILDING PERMIT

Obtain Architectural Control Committee Approval  
ACC Hotline 828-625-3028

Obtain Zoning Compliance Permit from Town of Lake Lure  
Sheila Spicer 828-625-9983, ext. 117

Obtain Land Disturbance Permit from Town of Lake Lure  
Clint Calhoun 828-625-9983, ext. 123

Obtain Septic Permit from Health Department  
828-287-6317

Obtain Building Pre-Permit from Rutherford County  
Gloria Henson 828-287-6320

Obtain Building Permit from Rutherford County  
Ruth Sams 282-287-6035



# RUMBLING BALD

RESORT ON LAKE LURE

## Members Assigned Areas of Responsibility

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Youngs Mountain

Chalet Village

Bald Mountain Lake (East & West)

Buffalo Cliffs/Cove

Apple Valley (All)

Bent Creek

The Knoll

The Meadows

Laurel Mountain Estates

Golf Estates I & II

Deerfield

Fairway Villas

Trout Stream

Quail Cove

Laurel Landing

Eagle Creek

Quail Ridge

Highland Shores

Shumont Estates (All)

Apple Valley Forest

Waterside