

HURRICANE LAKE ESTATES POA



**ARCHITECTURAL CONTROL
COMMITTEE**

RESIDENTIAL APPLICATION



WESTSHORE

Phase # _____ **Block #** _____ **Lot #** _____ **Date Submitted:** _____

Property Owner(s): _____

Current Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Home Phone: _____ **Business Phone:** _____ **Cellular Phone:** _____

Builder-Company Name: _____ **Owner:** _____

Business Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Business Phone: _____ **Home Phone:** _____ **Cellular Phone:** _____

Fax #: _____ **E-Mail Address:** _____

New Construction **Remodeling / Addition**

This application is for final approval of the items checked off below:

House Plans **Site Plans** **Landscape Plans** **Fence Plans** **Swimming Pool**

Other: _____

Planned Start Date: _____ **Planned Completion Date:** _____

Setbacks in Feet (facing from street): Front: _____ Rear: _____ Left: _____ Right: _____

Driveway Setback from Property Line (2 feet minimum): _____

SQUARE FOOTAGE, HEATED & COOLED:

First Level: _____ **Second Level:** _____ **TOTAL SQ. FEET (H&C):** _____

Unfinished Locations (SQ. Feet): _____ **Decks (SQ. Feet):** _____

Extra Features: _____

Exterior Materials Specifications:

Color and Manufacturer:

Walls: _____

Doors: _____

Roof: _____

(NOTE: Minimum Roof Pitch is 10 / 12)

Windows: Double Hung

Window Frames: Wood

Casement

Vinyl

Gliders

(NOTE: No Aluminum Frames Allowed)

Other: _____

Landscape Specifications: Attach Landscape Plans with Required Trees Noted

Materials

Color

Fences: _____

Walls: _____

Driveways: _____

Other: _____

Trees: Submit a signed Compliance/Security Deposit Agreement

A note from the U.S. POSTAL SERVICE: Mail boxes should be thirty-six (36) inches from the top of the street curb and no closer than ten (10) feet from any driveway for safety purposes.

I (we) certify that I (we) have reviewed the Hurricane Lake Estates Covenants, Design Guidelines and Development Standards and I (we) agree not to make any changes in exterior plans and colors submitted or to make any exterior additions without written permission from the Architectural Control Committee. Failure to comply with all covenants, guidelines, & standards could result in an administration charge of \$150.00.

Owner of Property: _____ **Date:** _____

Contractor: _____ **Date:** _____

Approved by ACC Member: _____ **Date:** _____

Submit to: Hurricane Lake Estates
Property Owners Association
6015 Worth Avenue
Benton, AR 72019

Phone: 501-653-3100
FAX: 501-653-3101
E-Mail: hlepoa@sbcglobal.net

**ARCHITECTURAL CONTROL COMMITTEE
BUILDING PERMIT
CHECK LIST**

PLANS

- () House Plans: Two (2) Complete Sets (one will be returned to owner/builder)
- () Floor Plans (Scale ¼" = 1' or larger)
- () Square Footage Requirements (heated and cooled)
- () Foundation Plans (Scale ¼" = 1' or larger)
- () Wall Section Detail – First story plate line – (9' minimum ceiling height).
- () Roof Pitch (minimum 10 | 12)
- () Elevations: North, South, East, West (show existing & proposed grades)

SITE PLAN: Scale 1" = 30' or larger

- () House (Show position of house on site plan)
- () Building Setbacks (house must be within setback lines)
- () Driveways (No closer than two (2) feet from property line)
- () Easements
- () Drainage Paths (Existing and Proposed)

EXTERIOR STRUCTURES

- () Exterior structures such as Retaining Walls, Fences, Exterior buildings, etc.
must be shown on SITE PLAN
- () Any applicable drawings must be included with plans.
- () Include all information such as color, style, etc.

LANDSCAPING PLANS

- () Plans must show landscape planting areas and plant type

FINANCIAL

- () Proof of Financial Ability (*Must be included with application*)
- () POA Dues (Must be paid to date)

APPLICATION FORM (Attached for your convenience)

- () Submit a completed Application Form
- () Application must be signed by Property Owner *and* Builder.
- () \$285.00 for Application Fee (Payable to HLEPOA)

COMPLIANCE/SECURITY DEPOSIT (Attached for your convenience)

- () Submit Compliance/Security Deposit Agreement with required signatures
- () \$300.00 / \$1,200.00 / **\$960.00** Deposit (Payable to HLEPOA)

NOTE: Exterior structures not covered by the/this initial application will require a separate application.

HURRICANE LAKE ESTATES COMPLIANCE/SECURITY DEPOSIT AGREEMENT

Received this date from _____
“Owner”, of Phase ____ Block ____ Lot _____, One Thousand Six Hundred and Eighty Dollars (\$960.00) (the “Deposit”) as a security deposit to abide by guidelines established by the Hurricane Lake Estates Bill of Assurance and the Architectural Control Committee (“ACC”) situated in Hurricane Lake Estates, Saline County, Arkansas, and more particularly described as follows:

The POA shall not issue a permit to construct on the Property until the Owner executes this deposit agreement and provides the deposit to the POA. On approval by Owner and the acceptance by the POA indorsed on this receipt, the terms and conditions of this deposit agreement shall be as follows:

I GUIDELINES AND BILL OF ASSURANCES

Owner shall meet all requirements, guidelines, specifications and standards established by this security deposit, the Architectural Control Committee guidelines, and the Bill of Assurance of Hurricane Lake Estates.

II CLEAN UP

The Owner shall keep the job site clean and free from debris and the street free from debris, dirt and mud at all times. The Owner shall also clean debris, dirt and mud from any location within Hurricane Lake Estates, which is the result of his actions. The ACC shall notify Owner if he does not meet the standards of cleanliness. Owner shall have a period of forty-eight (48) hours after the ACC provides notice to meet the standards of cleanliness established by Hurricane Lake Estates. If Owner fails to keep any job site in a clean, organized and aesthetically pleasing manner forty-eight (48) hours after the ACC provides notice, the POA may administer clean up of the job site and will deduct from the Deposit the cost of clean up plus a One Hundred Dollar (\$150.00) administration fee. A portable toilet is required for each work site.

III HARDWOOD GUIDELINES ESTABLISHED BY ARCHITECTURAL CONTROL COMMITTEE

In addition to the guidelines, regulations, plans, requirements, or anything of the like that Owner must follow, as outlined in Paragraph I above, the Owner must meet the requirement of four (4) hardwood trees on the property with a minimum of two (2) hardwood trees in the front area of the home. If any Owner must plant trees, they must be approved hardwoods, measuring at least three (3) inches in diameter. The term "hardwoods" does not include trees commonly referred to as ornamental trees, such ornamentals including, but not limited to Bradford Pear, Redbud, Dogwood, Japanese Maple and the like.

If at the time the Occupancy Permit is requested the property fails to meet the hardwood requirement described in the paragraph immediately above, the POA shall retain Two Hundred Forty Dollars (\$240.00) outlined immediately above for each tree short of requirements of the Architectural Control Committee.

IV FORFEITURE FOR NONPERFORMANCE

If Owner fails or neglects to complete work in a manner required by this deposit agreement, the Architectural Control Committee's guidelines and regulations and the Bill of Assurance for Hurricane Lake Estates, the deposit shall be forfeited to and retained by HLEPOA. Retention of the deposit does not waive HLEPOA's right to seek reimbursement for any expenses in the clean up, repair, modification and construction of any and all job sites when the costs of such efforts are over and above the deposit amount. In addition to forfeiture of the deposit, HLEPOA will not issue an Occupancy Permit, which is required by the City of Benton prior to their issuance of a Certificate of Occupancy, until the requirements described in this deposit agreement, the Architectural Control Committee's guidelines and regulations and the Bill of Assurance for Hurricane Lake Estates are met. In any event, once the deposit is forfeited, HLEPOA will not refund such deposit even if Owner later meets the requirements and obtains an Occupancy Permit.

In any event, notwithstanding the foregoing, if the POA issues an Occupancy Permit to the Owner despite the Owner's failure to complete the work in a manner required by this deposit agreement, the ACC's guidelines and regulations and the Bill of Assurance for Hurricane Lake Estates, the POA does not waive the right to collect any amounts owed by the Owner over and above the deposit amount. The POA possess the right to place a lien on the property for any amount owed by Owner which are not covered by the deposit.

V EROSION CONTROL REQUIREMENTS

I certify under penalty of law that I was notified by the operator of the larger common plan of the storm water permitting requirements for my construction site(s) in Hurricane Lake Estates. Additionally, I understand prior to commencement of any construction activity I have to prepare and comply with a SWPPP and post the Small Construction Site Notice. I understand I will receive the essentials from the City of Benton when I apply for a building permit.

VI OCCUPANCY PERMIT

Upon completion of the home, the Owner shall apply to the Architectural Control Committee for an Occupancy Permit. An Occupancy Permit shall be required by the City of Benton prior to its issuance of a Certificate of Occupancy. The HLEPOA will not issue an Occupancy Permit until the Owner meets all requirements established by this Agreement, the Architectural Control Committee guidelines and the Bill of Assurances of Hurricane Lake Estates.

**VII
SUCCESSORS AND ASSIGNS**

The Owner, their heirs, successors, assigns, representatives, and agents shall be bound by all obligations, requirements, guidelines and terms of this deposit agreement. In addition, any purchaser of the property from the Owner shall be bound by all obligations, requirements, guidelines and terms of this deposit agreement.

Approved by Owner and accepted by ACC on _____, 20____

Owner Signature: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

Make checks payable to:

HLEPOA
6015 Worth Ave.
Benton, AR 72019

Phone: 653-3100 Fax: 653-3101 Email: hlepoa@sbcglobal.net

Architectural Control Committee

Date of Approval