

## HOME CONSTRUCTION GUIDELINES

### BLUE WATER POINTE

05/2009

1. Written approval of home construction plans is required prior to commencement of any clearing, grading or construction. NOTE: After written approval is received from Architectural Review, no clearing, earth moving or construction of any nature should be done that could damage the approved septic and repair area. Check with the Walker County Health Department prior to any construction.
2. No dwelling unit should exceed 2 ½ stories above the ground.
3. Total heated living space required is 1,500 sq. ft. (main level), exclusive of garages, basements (finished or unfinished), decks, porches, etc.
4. All homes must meet setback requirements, as set forth in the recorded plat, deed restrictions, Homeowner Association documentation and governmental regulations and guidelines.
5. Solid brick or stone covered concrete/block foundations are required.
6. No front-loading garages.
7. The roof over the main structure of the house must be at least an 8/12 pitch. Architectural shingles required unless otherwise approved.
8. The exterior of the home must be completed within one year of the date of commencement.
9. Driveway must be finished in concrete, asphalt, pavers, or approved materials. This is to be constructed and maintained in accordance with the rules, regulations and specifications approved by the Architectural Review Committee and all requirements of the Alabama Department of Transportation . (Concrete pipe may be required for driveway culvert).
10. Exterior Materials Prohibited include the following: asbestos shingles, aluminum or vinyl siding, imitation brick or stone roll siding, exposed concrete and concrete block.
11. All gas and oil tanks placed on the property must be buried according to county regulations.
12. Satellite dishes must be screened from view of both the roads and the lake.
13. No free-standing towers or antennas are permitted.
14. Garbage cans must be screened from view from the roads and lake. No trash bins/holder at roadside.

15. No dog lots allowed. If fencing is to be used on the property, a sample must be provided and approved by the ARC Committee.

16. Only one roadside and one lakeside "For Sale" sign per lot. Signs are not to exceed 24" X 36" in size and set back at least 10 feet from roadside. All signs must be professionally printed, no homemade signs allowed. No "For Sale" signs or any other type signs at entrance.

17. No detached garages or outbuildings.

18. No trailer, mobile home, basement, garage, tent, or temporary structure may be used as a residence either temporarily or permanently.

19. A dumpster is required during construction and must be located on the lot, not in the roadway.

20. A fee of \$1500 (make check payable to: Blue Water Point Homeowners Association, Inc.) must accompany the two sets of house plans and one ledger size copy submitted for review. Plans are to be sent to:

ARCHITECTURAL REVIEW

P. O. BOX 380432

BIRMINGHAM, ALABAMA 35238-0432

One set of approved plans and ledger size copy will be kept at the HOA ARC office for future review.

21. Before construction begins, silt fencing must be installed at the edge of the pavement; the entire width of the lot and across the street in front of the home site to protect the road shoulders. Silt fencing should also be installed across entire width of back of lot to protect lake from run off and debris. If the homeowner does not have the builder install site fencing prior to the beginning of construction, then the Blue Water Pointe Homeowners Association will install the silt fencing and retain \$800.00 from construction/road bond deposit.

22. NOTE: Plans must include a completed Plan Approval Check List, two full sets of the proposed house plans and a ledger size copy of plans (including elevations, floor plans and roof pitch), a site plan showing house placement, including distances from property lines, driveways, walkways, and septic. When lot is ready for landscaping the following must be submitted and approved before any clearing grading or landscaping commences: a landscaping plan showing proposed plants, shrubs, decks, fencing, etc.

NOTE: The Architectural Review Committee has particular concerns that the community has a consistent streetscape and quality of design (façade, material, etc.) in order to maintain a "planned look" for the community and preserve the esthetic integrity of the community. The Association may at times place a temporary moratorium on any particular style of design until the community is brought back into balance. The committee reserves the right to reject any house plan not acceptable to this code.

23. Two \$5000 construction bonds are required when house plans are submitted (\$5000 from the owner and \$5000 from the builder). Checks should be made payable to Blue Water Pointe Homeowner's Association. Upon final completion of home construction, landscaping, property installation of a concrete driveway culvert, paving of driveway, as approved, and the installation of the approved mailbox, the homeowners should request an inspection from the Blue Water Pointe Architectural Review Committee. All construction must be completed, as approved, before request for refund of construction/road bond.

24. The property owner is responsible for placing and maintaining a stone driveway to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road right of ways. This driveway is to be used before and during construction to minimize damage to the roads and shoulders of the roads caused by the repeated parking of vehicles, heavy equipment and trucks. During construction and after completion of construction, a Blue Water Pointe Architectural Review representative will inspect the roads and road shoulders near and in front of the subject property. Any damage caused by not adhering to above rules part of the construction/road bond could be retained to help pay for repairs.

25. Only the mailbox approved by the Architectural Review Committee may be used and it must be installed according to U.S. Postal regulations. The approved mailbox is model number C1-6401. This box can be purchased through Mailbox Specialists 205-678-8099 or mailboxsp@bellsouth.net.

26. Once house plans are approved, the foundation must be staked out and an inspection ordered and approval of location given prior to start of construction. Please call the Architectural Review Committee for this inspection.

27. You must submit snapshots of the entire road, road shoulders and ditches in front of the lot and across the street from the lot to show the condition of the road, road shoulders and ditches prior to clearing of any construction.

28. You must submit several snapshots taken from the roadside and several snapshots taken from the approximate center of the lot facing the rear of the lot or toward the lakeside of the lot showing the entire width of the lot and its vegetation and trees.

29. If you own a waterfront lot, please take several snapshots from the lakeside toward the lot showing the entire width of the lot along the shoreline and its vegetation and trees.



