

King's Creek Landing Property Owners Association

APPLICATION FOR CONSTRUCTION

Send Application to:

KCL POA, Inc., Attn: ARC Committee

PO Box 551

Cape Charles, VA 23310

www.kingscreeklanding.org

Send \$1,000.00 Construction Deposit to:

CPVA Management, Inc.,

Attn: Trisha Saintelus

812 Moorefield Park Dr., Suite 102 North

Chesterfield, VA 23236

(if returning via email, email to kclpoainc@gmail.com)

Basic Building Information from the Architectural Review Committee

Generally, house designs are to resemble those of a tidal rural community reminiscent of architecture from 1900 to 1920. This would exclude ranch-style houses or other styles which exhibit a long, low close to the ground profile. Porches are to be a significant architectural feature; and we like, and generally require, porch railings. Minimum home size is 1400 square feet and two-story maximum height. Homes can include the equivalent of a three-car garage, either attached or detached. We prefer attached buildings to increase open space, and we prefer garages not to face the street unless the lot width does not permit. High quality vinyl siding is permitted for exterior finishing, but Hardy board is the written preference.

These are some basic rules and preferences as it's difficult to cover every situation. Northampton County also has many building requirements for setbacks, well locations and septic design, etc. Your building plans must be approved by the Kings Creek Landing Architectural Review Committee prior to construction. We much prefer to help you get started than to turn down a plan on which you have invested a lot of time and money.

Applicant Name: _____

Date submitted: _____ **Lot Number:** _____

Lot Owner Name: _____

Owner Mailing Address: _____

Owner Phone Number: _____

Owner Email Address: _____

Contractor Name: _____

Contractor Mailing Address: _____

Contractor Phone Number: _____

Contractor Email Address: _____

Project Submitted: New Home _____ Fence/Hedges _____ Pool _____ Addition/Alteration _____

Link to home plans website: _____

Attachments: (check all that apply and include w/this application.)

New Home:

_____ Professionally prepared architectural drawings of the exteriors and floor plans of the house to be constructed, showing all dimensions and including a calculation of the Living Floor Area (excludes porches, decks, garages, etc). These must be provided in good quality, full page PDF format - sketches or photographs are not acceptable.

_____ Professionally prepared surveyed plat plan of the Lot showing the proposed location of the house and any other improvements, with all setbacks indicated. This plat plan must adhere to County and KCL covenants and restrictions, whichever may be more restrictive regarding setbacks. Plats should also be submitted in PDF format – sketches are not acceptable.

_____ A \$1,000 deposit check payable to Kings Creek Landing POA to be held in a non-interest bearing escrow account by the Kings Creek Landing POA for potential damage to community property including community-maintained roads during a new-home construction process. Escrow funds will be returned to property owner after the issuance of the certificate of occupancy and no damage is noted. Any necessary repairs to community property or roads over the \$1,000 deposit will be the responsibility of the property owner. Deposit is required for all new-home construction projects.

_____ Where appropriate, a drawn sketch plan satisfactorily showing the location, material, and dimensions of the intended drainage pipe to be located at the driveway entrance.

_____ Receipt of satisfactory samples of exterior materials, specifically siding, trim, and shingles. These materials must meet the minimum ARC requirements and be viewed as acceptable to our Kings Creek Landing community standards.

1. _____ Siding: Must include type, brand and model number. (Vinyl siding NOT recommended)

A. _____ Hardie board _____

B. _____ Wood _____

C. _____ Brick _____

D. _____ Vinyl (Requirements)

1. _____ .44 minimum siding thickness

2. _____ 5 inches minimum width of siding

3. _____ Withstand a minimum of 130 mph windspeeds

E. _____ Color of siding, main house _____

F. ____ Color of trim _____

2. Shingles:

A. ____ Exact, type, brand and model number _____

B. ____ Shingle color _____

3. Setbacks:

____ Setbacks (Must follow guidelines Article 6, Section 6.6). 60 ft. from the front lot line, 35 ft. from the rear lot line. 15 ft. from the side lot line, or 60 ft. from the lot line on Route 184. Private Swimming Pools shall not be constructed less than 25 ft. from the rear lot line and 10 ft. from side lot lines)

4. The KCLPOA also request that these items are in place on the construction site.

Please check the following:

____ Port-O-Potty

____ Large dumpster to contain trash, scraps and such

Additional comments: _____

5. KCLPOA expects to be notified when construction is completed to permit a final inspection as part of the required approval process.

APPLICANT SIGNATURE

CONTRACTOR SIGNATURE

PRINT NAME

DATE

PRINT NAME

DATE

Do not write below this line

Approved: _____ Denied _____

Date: _____

Reason for denial of project:

Approvals are not transferable.

Approvals expire after one year from date of approval if construction has not been started.

Developer Guidelines

Developers and builders working in KCL are expected to operate in a manner that is respectful of the neighbors and the neighborhood. Violations of our rules or unprofessional conduct within our community could result in a contractor being barred from doing further business within our development.

Loud noise should be controlled and is not permitted before 7 AM, or after 7 PM.

Entrance ways to the job site will be maintained in such a manner as to control mud and dirt from being spread onto KCL roadways.

Loose debris will be controlled at all times to prevent it from blowing around in any manner, preferably in a covered dumpster.

Lawn maintenance will be maintained on Lots under construction keeping grass and weeds under an 8-inch maximum height.

Heavy machinery, trucks, or equipment will not be stored on site when inactive.

Builders are responsible for repair of damage to roadways, eyebrow sections of the roadways, and parking areas by heavy equipment and construction traffic.

Idle work periods exceeding four weeks should be reported to the KCL POA.

Projects are expected to be completed within 12 months from start, unless the KCL POA approves otherwise.

All changes to any project submitted require notification to the KCL POA Board in advance of such changes and may require additional approval before such changes are made.