

**HOLLY FOREST ASSOCIATION
ENVIRONMENTAL CONTROL COMMITTEE
RULES AND REGULATIONS
FOR RENOVATIONS, ADDITIONS AND LANDSCAPING PROJECTS**

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INTRODUCTION

This document is to give Property Owner specific instructions for the execution of home improvement/maintenance projects. It is imperative that Property Owners and contractors stay within these rules or apply for a variance prior to making changes to approved plans or be faced with fines which are outlined in this document.

Property Owner must present a complete description of the planned project along with a survey in which the proposed changes have been drawn. The plans must be to scale. “Before” pictures (4”X6”) must be included along with color and material samples. A copy of the ECC Rules and Regulations signed by both Property Owner and contractor must be included. These documents must be presented to the ECC office one week prior to the regularly scheduled ECC meetings. The ECC generally meets on the first and third Thursday of the month. The project must be completed within six (6) months. If Property Owner is unable to complete the project within this time period, an extension must be applied for one month prior to the expiration date of the permit.

GENERAL MAINTENANCE AND UPKEEP –

This includes roof replacement using the same color of architectural shingles, repairing siding, replacing one or two windows of equal size and repainting with ECC approved colors. A road impact fee will be charged depending on weight and if a dumpster is used.

REMODELING/ADDITIONS - (MODIFYING THE EXISTING STRUCTURE)

This includes replacing siding, changing the roof line, adding decks, room additions, garages/carports that are attached to the main structure. Siding colors must be approved!

The first twenty feet of the driveway adjacent to the road shall be paved with asphalt or concrete.

OWNER : _____

CONTRACTOR: _____

ACCESSORY STRUCTURES -

This includes gazebos, garages, carports, workshops, guest houses.

LANDSCAPING -

This includes all work where the land will be disturbed and heavy equipment will be used, such as hardscape, fences, water features, columns, walls, fire pits with fire arrestors, etc. REMINDER: The state of North Carolina and Jackson County require that the land not be disturbed within the 15' high water mark of streams or lakes. i.e. no diversion of streams or lake water is permitted!

TREE/VEGETATION REMOVAL PERMITS -

Property Owners requesting the removal of trees on their property must contact the ECC office. Prior to an ECC member visiting the site, the trees must be flagged. The ECC will grant or deny permission to remove the tree/s in question. If granted, a Tree Permit will be issued by the management company generally: The ECC permits the climbing of trees, or the removal of a limited number of trees, to obtain a view. Trees which are close to the house and at risk of falling on the structure are usually permitted to be removed. A Tree Permit is valid for 30 days and must be signed by an ECC officer.

The ECC does not allow removal of rhododendron or mountain laurels along streams and lakes and setbacks. Under no circumstances is root matter to be removed within the stream and lake setbacks.

Work Hours: No field work, including lot clearing, building, or other type construction work is permitted between the hours of 7:00 p.m. and 7:00 a.m. Monday – Friday, and all day Sunday. Additionally, no field work is permitted on the following holidays: New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas. Work is permitted on Saturday from 8:00 a.m. – 12:00 p.m. (if not an aforementioned holiday).

NO BURNING OF CONSTRUCTION DEBRIS, TREES, BRANCHES, AND LEAVES!

FEES –

Fees are determined by the ECC at the time of the review of the project. The fees listed below may or may not apply to the project.

Design Review: \$50.00 depending on the size of the project.

Compliance Fees: \$500.00 refundable if no violations occur. If the deposit is exhausted, work will stop until an additional \$500.00 is deposited.

Road Impact Fee: \$100.00 - \$3,000.00 depending on the scope of the project. The fee is assessed based on the approximate weight of the construction or landscape material. A member of the ECC will explain the rationale of the fee if requested to do so.

Compliance Officer Fee: \$300.00 if the project exceeds six (6) months. \$50.00 per month will be charged for every month the project exceeds the six-month time period.

FINES

Any violations will be fined at \$100.00 per violation; this fee can be charged daily until the violation is resolved. The violations have to be documented and if charged daily they must be the result of a re-inspection. The unauthorized felling of trees is fined \$100 per tree. Said tree/s must be replaced with a 10' tree measuring from the ground within 30 days or a daily fine of \$100 will be issued upon re-inspection.

Fines can be levied for deviation from plans, unauthorized trees or shrubbery removal, silt fences not dug in properly, erosion, unauthorized color or material changes to name a few. If in doubt the owner/contractor is advised to contact the ECC office.

I have read the ECC Rules and agree to abide by them.

Owner Signature

Date

Location of Property