

Additions and Remodels Fees

Dumpster Fee	\$100 per dumpster		\$ 100.00
Roofing Fee	This includes roof replacement using the same color of architectural shingles or metal		\$ 50.00
Painting Fee	All paint colors must be approved by the ECC		\$ 25.00
Siding Replacement (More than 25% of Sq. Footage)	Siding colors must be approved by the ECC - Any area less than 25% of total square footage of home does not need a permit unless changing colors.		\$ 100.00
Decks	Re-Decking (placing new boards on existing deck)	1-5000 total sq ft	\$ 25.00
		5001-10000 total sq ft	\$ 50.00
	New Decking (new structure)	1-1000 total sq ft	\$ 50.00
		1001-3000 total sq ft	\$ 75.00
		3001 total sq ft and above	\$ 100.00
Landscape Modifications, Outdoor Living Spaces, Carports, Storage Buildings, Additions & Remodels	This includes all work where land will be disturbed and heavy equipment may be used such as hardscape, fences, water features, columns, walls, fire pits with fire arrestors, etc. <i>REMINDER: The State of NC and Jackson County require that the land not be disturbed within the 15' high water mark of streams or lakes. No diversion of streams or lake water permitted!</i>	\$500 - \$5000 total cost of project	\$ 50.00
		\$5,001 - \$25,000 total cost of project	\$ 100.00
		\$25,001 - \$50,000 total cost of project	\$ 200.00
		\$50,001 - \$75,000 total cost of project	\$ 300.00
		\$75,001 - \$100,000 total cost of project	\$ 400.00
		\$100,001 and above total cost of project	\$ 500.00
Tree Permits	<p>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.</p> <p>The ECC will grant or deny permission to remove the tree(s) in question. If granted, a tree permit will be issued at the Capital Vacations management office.</p> <p>The ECC does permit the climbing of trees and/or the removal of a limited number of trees to obtain a view,</p> <p>The ECC does not allow the removal of rhododendrons or mountain laurels along streams, lakes, and setbacks. Under no circumstance is root matter to be removed within the stream and lake setbacks.</p> <p>A Tree Permit is valid for 90 days and must be signed by an ECC officer.</p>		NO FEE UNLESS USING A CRANE
Crane Fee			\$ 100.00

Additional Rules	OWNER INITIALS	CONT. INITIALS
NO BURNING IS ALLOWED IN HOLLY FOREST		
WORK IS ONLY PERMITTED 7:00 AM - 7:00 PM MON - FRI & 8:00 AM - 12:00 PM SAT		
NO WORK IS PERMITTED ON THE FOLLOWING HOLIDAYS:		
NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING DAY, AND CHRISTMAS		
ASSOCIATION ACCOUNT MUST BE IN GOOD STANDING TO HAVE A PERMIT ISSUED		

Fines	OWNER INITIALS	CONT. INITIALS
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 \$100.00 PER TREE. SAID TREE(S) MUST BE REPLACED WITH A 10' TREE MEASURING FROM THE GROUND WITHIN 30 DAYS OR A DAILY FINE OF \$100.00 WILL BE ISSUED UPON RE-INSPECTION.		
FINES CAN BE LEVIED FOR DEVIATION FROM PLANS, UNAUTHORIZED TREES OR SHRUBBERY REMOVAL, SILT FENCES NOT INSTALLED PROPERLY, EROSION, UNAUTHORIZED COLOR OR MATERIAL CHANGES, ETC.		
IF THE PROJECT EXCEEDS (12) MONTHS. \$50.00 PER MONTH WILL BE CHARGED FOR EVERY MONTH THE PROJECT EXCEEDS THE 12-MONTH TIME PERIOD.		

I HAVE READ THE ADDITION AND REMODEL ECC RULES AND AGREE TO ABIDE BY THEM.

OWNER SIGNATURE _____ DATE _____

CONTRACTOR SIGNATURE _____ DATE _____

LOCATION OF PROPERTY _____

OWNER ID # _____

JACKSON COUNTY PARCEL ID# _____

REVISED DECEMBER 2024



REQUEST FORM

127 CHEROKEE TRAIL, SAPPHIRE, NC 28774

(Located Inside The Red Bird Golf Pro Shop)

PHONE NO. 828-743-7667

FAX NO. 828-743-7668

Requester Name: _____

Date: _____

Association: _____

Telephone: _____

Address: _____

Urgent: Yes ___ No ___

Email Address: _____

Description of Request:

Capital Vacations receives requests daily. Our overall goals are to schedule and complete these requests in a timely manner. In order to perfect our goals, we request each homeowner to complete a request form and return it to the front desk. Thank you in advance for your cooperation.