Holly Forest Additions & Remodels Fees

Dumpster fee	*$100 per month 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, firepits with fire arrestors, etc.*	$500-$5,000 total cost of project	$ 50.00
		$5,001-$25,000 total cost of project	$ 100.00
		$25,000-$50,000 total cost of project	$ 200.00
	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!	$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	*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 questions. If granted, a tree permit will be issued at the Capital Vacations management office.* *The ECC does permit the climbing of trees and/or the removal of a limited number of trees to obtain a view.* *The ECC does not allow the removal of rhododendrons or mountain laurels along streams, lakes, and setbacks. Under no circumstance is a root matter to be removed within the stream and lake setbacks.* *A Tree Permit is valid for 90 days and must be signed by an ECC officer.*		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 IN 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 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. $100.00 PER MONTH FINE WILL BE CHARGED, AND AFTER 18 MONTHS A $200 PER MONTH FINE WIL BE CHARGED UNTIL COMPLETE.		

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

OWNER SIGNATURE DATE

OWNER NAME:_____

OWNER PHONE/EMAIL:_____

CONTRACTOR SIGNATURE DATE

CONTRACTOR NAME:_____

CONTRACTOR PHONE/EMAIL:_____

LOCATION OF PROPERTY

OWNER ID#

JACKSON COUNTY PARCEL ID#

PRINT