

Sylvan Lake Falls Homeowners Association, Inc.
P O Box 483
Mountain City, Ga. 30562

**Requirements For Consideration of
Proposed Construction Project**

In accordance with Article V1-7 of the By Laws of the Sylvan Lake Homeowners Association, Inc. the Board of Directors are required to review and approve all construction plans and specifications as a prior condition to the initiation of any construction project within Sylvan Lake Falls Subdivision.

To assist in the development of a proposal, we offer the following information which the proposed construction drawing package submitted to the Board of Directors for their review must as a minimum contain:

- A site plan showing the location of the building on the lot.
- A fully dimensioned floor plan.
- A front and side elevation.
- A detail of the foundation system.
- A schedule of the type of exterior siding to be used, the exterior colors and the roofing material.
- Name, address and telephone number of the general contractor.

All construction must be in compliance with the Association's Covenants and the Standard Building Code as mandated by the State of Georgia and issued by the Southern Building Conference International, Birmingham, Ala.

The current impact fee for normal water hook-up and road maintenance on all new construction is \$2,900. This fee includes a water hook-up, water meter, back-flow valve, inspection fees, and road maintenance fees. This fee is due at time of project approval by the Board of Directors. The Impact Fee, when paid, reserves a water hook-up for your project. Typically the water meter assembly and hook-up will be accomplished after the pressure test on plumbing installation. If your project requires water on site earlier, you are requested to contact a SLFHA Board Member.

Within four (4) weeks after the date of receipt of the complete set of plans and specification as described above, the Board of Directors will respond to the owner/applicant on the results of its review of the package presented.

During the actual construction phase, the Association's Building Inspector will periodically monitor the progress of the construction for compliance with Association's Covenants and the Standard Building Code. Details will be included in the Board's response to your project request.

Sylvan Lake Falls Homeowners Association, Inc.

Board of Directors

Building Requirements

Sylvan Lake Falls Homeowners Association, Inc.
P O Box 483
Mountain City, Ga. 30562

Date:

To

Subject: Request for Board of Directors, Sylvan Lake Falls Homeowner
Association, Inc., review of proposed building project on

The By Laws of the Sylvan Lake Falls Homeowners Association Inc. (SLFHA) charges the Board of Directors with certain obligations and responsibilities as it relates to our subdivision. One of the responsibilities is to maintain minimum standards of expansion within the subdivision, which will ultimately enhance property values and ensure the continuation of our desirable community in Rabun County, GA.

To assist the Board in the discharge of this responsibility a building inspector as been engaged to review each building project within our community and each unit owner is expected to, in order to participate with the Association's activities, cooperate with the Board's representative. Periodically the building inspector will monitor the progress of the construction for compliance with the Association's covenants and the Standard Building Code. Typically there will be five (5) on site inspections: (1) immediately prior to pouring of any concrete (footings, foundation/slab), (2) midway through framing, (3) immediately following rough-in of any mechanical systems (plumbing / H.V.A.C./ electrical), (4) immediately following completion of insulation, and (5) final completion of the project. The Board of Directors will be the final authority on all requested variances.

The inspection of and/or the permitting of any building, system or plan by any jurisdiction shall not be construed as a warrant of the physical condition of such building, system or plan or their adequacy in any court. No jurisdiction nor any employee thereof shall be liable in tort for damages for any defect or hazardous or illegal condition or inadequacy in such building, system or plan, nor for any failure of any component of such, which may occur subsequent to such inspection or permitting.