

BUILDING PACKAGE

(Note: All these documents must be presented and approved by the AECC before any clearing or construction can begin.)

1. Please complete the **request form** for construction approval in its entirety.
2. Include a complete set of **plans and specifications**, showing the nature, kind, shape, height, material and location of the building, addition, or modification including exterior color scheme and a plot plan, showing access and size of culvert at the street. Plans must include Block number, Lot number and Contractor's name on each page. The AECC considers the harmony of the external design and location in relation to surrounding structures, topography, and vegetation when approving the request. *Silt fences are required all construction projects which may result in digging or grubbing (see AECC Requirements and Restrictions document for more detailed information).*
3. Include a surveyors **Certified Plat of Survey**.
4. Include a copy of fully executed **Warranty Deed**.
5. Include a **copy of county approval for septic**. Contact Division of Ground Water Protection at 931-484-8025. In addition, they may need to know the location of driveway. (for new construction only)
6. Include a copy of your **Building Permit from Cumberland County** [if required].
7. Include a complete **Plot Plan** indicating the mandatory setbacks for your residential dwelling, retaining walls or other structures from adjoining property lines and county roads. In addition, the plan must provide the location of driveways, proposed ponds, the septic system drain field, well, and the areas scheduled for tree removal for this and all other projects. If requesting permission to camp during the construction show the proposed location of the camper/RV/tent.
8. The property owner may be required to post bond to guarantee completion of home. The requirement may be a \$5,000 short term insurance policy with Cumberland POA named as beneficiary. Termination of the policy effective upon completion of home.

Mail completed papers to:
Cumberland Lakes Property Owners
Association Attn: AECC Committee
1901 Cumberland Lakes Dr.
Monterey, TN 38574

Or contact an AECC member:

Wayne Benson, Chairperson	406-261-3229
Thomas Torbleau	931-337-4867
Misty Fell	615-410-1258
Mark McDonald	931-839-7042
Dennis Bowman	N/A

Cumberland Lakes Architectural & Environmental Compliance Committee Construction Approval Request

Please block print all information

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Date: _____

Name: _____

Unit #: _____

Mailing Address: _____

Block #: _____

Lot #: _____

Telephone #: _____

Street Name: _____

Contractor's Name: _____

House # (if known) _____

Contractor's Address: _____

(911 address): _____

(Call 931-484-0179 to obtain)

Contractor's Telephone #: _____

Thank you for requesting approval to begin construction. The community ensures prompt handling of all requests. For any unimproved property construction to begin (normally the driveway), proof of ownership is needed, such as a copy of the Warranty Deed. Approval requires proof that your property owner assessments are up to date. Normally our records will show the status of payments.

I am requesting (check all categories that apply):

_____ Install Driveway

_____ Clear Trees for Building Site

_____ Construct house

Number of Floors: _____ Total sq. ft. _____

Exterior Materials: _____

Type of Construction: _____

Type of Roof: _____ Color of Roof: _____

Exterior Color: _____

Estimated Start Date: _____

_____ Construct or add out buildings – provide description: _____

_____ Construct a pond _____ dam construction required. State approval required.

_____ Addition to or modify current home – please describe (dimensions and material info required). _____

_____ Install security lighting (see AECC Rules and Regulations)

_____ Permission to camp more than thirty (30) days (must have chemical toilet). (Use temporary residence form available at www.cumberlandlakes.net)

_____ Request to reside on premises during construction. (Copy of form available at www.cumberlandlakes.net)

The setback requirements are **40** feet inside the property line running adjacent to the edge of a county road, and **25** feet inside all other property lines. I certify that this request complies with these setback requirements.

I also certify that I have reviewed the AECC Requirements for Building and the latest edition of the Association's Covenants and Restrictions and will comply with the requirements of each.

NOTE: MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED TWO STORIES ABOVE FINISHED GRADE.

Requestor's Printed Name

Requestor's Signature

AECC USE ONLY

Date Received: _____

Date of AECC Approval: _____

Wayne Benson, Chairperson

Mark McDonald, Member

Dennis Bowman, Member

Thomas Torbleau, Member

Jeff Osgood, Member