

## **Pisgah Forest Farms and Pisgah Forest Farms Estates**

### **Application for Approval of New Construction or Alterations and Additions to existing Structures**

The Restrictive Covenants provide that one detached single-family residence shall be allowed on any numbered lot or parcel in this subdivision. No dwelling or associated porch, terrace, garage, carport, shed or other structure shall be constructed, erected, situated or altered on any lot until the construction plans (including a site plan) have been approved by the Architectural Control Committee. The committee will consider quality of workmanship and materials, harmony of external design and color with existing structures and the natural environment, location with respect to topography, the effect on views from other structures already constructed and finish grade elevation. The approval shall be in writing.

These comments are intended to provide information about the Restrictive Covenants and Amendments of Pisgah Forest Farms and Pisgah Forest Farms Estates which shall govern in all instances.

Complete the approval form and submit it with a copy of your plans (site, elevation and floor as a minimum) at least 30 days prior to the start of construction.

### **Special Provisions Applicable to Pisgah Forest Farms and Pisgah Forest Farms Estates**

1. Each structure will consist of a detached single family residence not to exceed 2.5 stories and may include porch, terrace, and private carport/garage.
2. One story dwellings must include minimum heated area of 1100 square feet. Homes with more than one story must have 850

square feet of heated space on the main floor. Architectural Control Committee, at its discretion, may grant variances from these requirements when topography and/or location of road right-of-way lines across the lot make it impractical or impossible to construct to requirements set out herein.

3. This is a list of special requirements for Pisgah Forest Farms and Pisgah Forest Farms Estates only.

**Location**

Street: \_\_\_\_\_  
Lot#: \_\_\_\_\_ Lot Size: \_\_\_\_\_

**Dwelling**

Style \_\_\_\_\_  
Habitable (heated) levels: Check all that apply  
 Lower level w/walkout Sq. Ft \_\_\_\_\_  
 Main Level Sq. Ft \_\_\_\_\_  
 Upper Level Sq. Ft \_\_\_\_\_

**Foundation**

Basement  Crawl  Slab:

**Garage**

Attached  Detached # of cars: \_\_\_\_\_

**Carport**

Attached  Detached # of cars: \_\_\_\_\_

**Other Structures: porch, shed, etc.**  
\_\_\_\_\_

**Right of way as shown on your plat, from center of road:** \_\_\_\_\_

**Proposed set backs from:**

C/L of road: \_\_\_\_\_  
Side lot line: \_\_\_\_\_  
Rear lot line: \_\_\_\_\_

**Construction start date:** \_\_\_\_\_  
**Construction must be completed within 2 years from the start date.**

Payment of an impact fee is required for construction of a new residence. Make the check payable to PFFPOA. Mail the check with this application and required drawings to  
PFFPOA Architectural Control Committee  
P.O. Box 1282  
Pisgah Forest, NC 28768

A copy of this completed form will be returned to you and will serve as approval in writing, if the approved box is checked.

Approval is for construction as shown on submitted plans and as specified on this form. Any aspect of the project not covered by the information submitted, must comply with the Restrictive Covenants of Pisgah Forest Farms and Pisgah Forest Farms Estates.

**Owners Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Owner of Lot**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Builder**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_

**Architect**

**Financing Source**

Self  
 Construction Loan  
Financial Institution: \_\_\_\_\_

**This section will be completed by the Architectural Control Committee.**

**Date plans were submitted:**  
\_\_\_\_\_

Site: \_\_\_\_\_  
Elevation: \_\_\_\_\_  
Floor: \_\_\_\_\_

**Approved**     **Hold**     **Not Approved**

**Date:** \_\_\_\_\_

**Signed:**

\_\_\_\_\_  
Committee Chair

\_\_\_\_\_  
Committee Member

\_\_\_\_\_  
Committee Member

\_\_\_\_\_  
Committee Member