

The Pinnacle

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 The Pinnacle 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 The Pinnacle

1. Structures will consist of single family residences not to exceed 3 stories and including a 2 car garage. Structure may include porches and terraces.
2. One story dwellings must include minimum heated area of 2200 square feet. Homes with more than one story must have 1500 square feet of heated space on the first floor. Architectural Control Committee may grant

variances if topographical and right-of-way conditions make it impossible or impractical to construct a dwelling conforming to requirements set out herein.

3. All roofs must have one element of a hip roof built into its design. All roofs must have at least architectural grade shingles with built-in fungus resistance. Slate or wood roofs will be allowed provided owner maintains it to prevent shakes from deteriorating due to weather and to prevent the build-up of mold or mildew. Enforcement is the responsibility of the Architectural Control Committee.
4. Exterior must be finished with at least some cement-based product such as stucco, stone, brick or cement siding such as Hardi-Plank or Cemplank. Use of synthetic stucco is prohibited. Any wood siding must be maintained so as to prevent build-up of mold and mildew. Enforcement is responsibility of the Architectural Control Committee.
5. Driveways must consist of a surface of at least 1-1/2 inches of asphalt over 4 inches of compacted stone or 4 inches of concrete.
6. No Antenna of any type may be placed outside any house whether located on roofs, chimneys or on the ground. Satellite dishes not exceeding 24 inches in diameter may be installed in such a manner as to allow reception and use of such device.
7. Clothesline anywhere on the property is not permitted.
8. This is a list of special requirements for the Pinnacle 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