

LBVCA ARCHITECTURAL CONTROL COMMITTEE

Building Project Checklist

Homeowner and Builder both have read and will follow the Lost Bridge Village Building Standards and Practices (BS&P) and the Covenants (CCR&R).

New residential construction must have a minimum of 1500 square feet of living area, excluding decks, patios, garages and carports. Plans/sketches must be submitted to ACC for review.

All new home/outbuilding construction will require an accurate survey.

All setback requirements must be met. If construction will go across 2 or more adjacent lots you must submit written Release of Easement approval from LBV Water & Sewer and/or other utilities to LBVCA and obtain a Release of Lot Line Easement from LBVCA before any construction begins.

Off-street parking and a garage or acceptable carport accommodating at least one vehicle must be provided.

Hard-surface driveways (with exceptions on some large lots) are required in improved sub-divisions.

Detached garages and accessory buildings are permitted, but are not encouraged, and, if approved, the type of windows, type and texture of siding, paint colors, and roofing materials are to match the residence as closely as possible.

All constructions will be completed/ready for occupancy within 18 months after the issuance of a BC Building Permit. Modifications to be pre-approved by the ACC. (This checklist expires 45 days from signing date.)

The Benton County Building Permit to be secured to a board attached to a post that is visible from the road.

It is mandatory that all General Contractors have an Arkansas Residential Homebuilder's License, which requires Workmen's Compensation and Liability Insurance.

Homeowners who act as contractors to build their own home must fully comply with the requirements and provisions of the Arkansas Residential Homebuilder's Act.

The Building Code requires, among other specific guidelines, that decks, porches and balconies located more than 30 inches above the floor or grade below shall have appropriate guards not less than 36 inches in height.

A dumpster is to be provided and used at all new construction or major remodeling job sites. Construction job sites shall be cleaned and cleared of debris daily. Final cleanup of building debris to be completed within 30 days of project completion.

Homeowners (or others) may not move in, or move furniture into the new dwelling, before an ACC Final inspection and a Certificate of Occupancy (CO) is issued by a Benton County Building Inspector.

Application Fee \$ _____

Performance Deposit \$ _____

PMR: During new construction, an operating well or rural water available on property, as well as temporary power by electric company and Benton County approved septic system is required.

PMR: Only camper, RV or motor home allowed during construction. Only one renewal allowed.

(Written requests for exceptions to policies or covenants may be considered by the LBVCA Board of Trustees.)

Owner/builder agree to abide by current ACC Building Standards and Practices & LBVCA Covenants