

# **Sebastian Cove Homeowners Association Construction & Improvement Requirements**

The Architectural Control Committee is appointed by the board of directors to represent and protect you, the property owner. We shall enforce the covenants, by-laws, and all current rules and regulations equally and fairly with consideration given to each action that comes before us. If you plan to build a new structure, alter an existing structure, or significantly change or alter buildings or landscape on your lot, the covenants require you to submit plans to the ACC prior to beginning your project. Please consult your covenants prior to beginning your project. Submit a completed "Construction and Improvement Application" which may be obtained by going to the Sebastian Cove web site or contacting the ACC.

## **Requirements for new construction, building additions or modifications**

- Two (2) sets of scaled Building plans (18" x 24")
  - Two copies of a metes and bounds survey and site plan showing all current and proposed improvements and set backs
  - Foundation plans
  - Floor plans
  - Exterior wall sections
  - All exterior elevations and finish
  - Materials and colors
  - Landscape and drainage plan
  - Fence or wall plan - no chain link permitted
- ~ No exposed concrete or concrete block on exposed exterior surfaces
- Set Backs: 100 feet setback from Lake Oconee, 40 feet from any street right of way, 20 feet from property line.
  - Stick built on site requirement excludes modular construction.
  - Heated and air-conditioned square footage minimums:
    - Lakefront: 2,200 minimum total with not less than 1,600 on the main level. Off Lake: 1,800 minimum total with not less than 1,500 on the main level.
    - Architecture consistent with neighborhood.
  - Trees measuring 12" or more in diameter at a point two feet above the ground shall not be removed without prior approval of the ACC - See page 14 of 17 in the covenants.
  - Make sure that the roads in front of the lot and in Sebastian Cove are kept free of mud, dirt, gravel, concrete, etc. If it should occur, the contractor is responsible for cleaning it up, immediately.
  - Keep trash, paper and other unsightly debris picked up on the job site so that it does not blow on to adjacent lots. The general contractor is responsible for enforcement with his subs.
  - If it is necessary to burn material, the contractor or sub must obtain a burn permit number from the U. S. Forestry Service. The fire must be attended while it is burning.
  - Contractor and Sub-Contractor equipment must be parked on the lot of the job site, or off road. Do not block traffic or create unsafe situations for passing.