

Heritage Point Construction Application and Agreement

A signed copy of this application must be returned to you before any lot clearing or construction is started

I (We) being the owners of Heritage Point Lot No.(s) _____ request that the Architectural Control Committee (ACC) review the attached

- Lot Clearing Plans

- Construction Plans

for compliance with the requirements of Heritage Point Association, Inc.'s ACC. Please note that Heritage Point ACC approval is required in addition to any County or Virginia Department of Health permits.

I (We) have read and understand the Heritage Point Guidelines On Home Construction, including the covenants, conditions and restrictions, and agree to comply with them and with all other building and zoning codes in force at the time I (we) build and agree to the following:

1. The lot owner agrees that no lot clearing or construction activities will begin until all applicable Lancaster County and Health Department permits have been applied for and obtained. County code requires that these permits must be displayed on the lot where they may easily be seen from the road. Information regarding Lancaster County requirements regarding permits can be found at the following web-site - <http://www.lancova.com/landuse.pdf>. Lancaster County permit application forms can be downloaded at the following web-site: http://www.lancova.com/bldgpmt_pkg.PDF. They can also be obtained in person from the Lancaster County Offices, 8311 Mary ball Rd., Lancaster, VA 22503.
2. Virginia Department of Health permits for septic system installations can be downloaded at the following web-site: <http://www.vdh.virginia.gov/LHD/threeriv/EnvironmentalHealth.htm>. They can also be obtained in person from the Lancaster County Health Department, 9049 Mary Ball Rd., Lancaster, VA 22503.
3. Before any lot clearing, digging, or construction is started, the owner(s) and/or contractor must notify Miss Utility and the HPA Water Works Board in order for underground electric, telephone and water lines to be located, identified and marked. A water connection fee must be paid prior to hookup. The lot owner agrees that he or she shall be held liable and shall pay for, on demand, any damage done to Heritage Point roads, road culverts, roadside ditches, water lines, or any other common properties resulting from this lot clearing or construction.
4. The lot owner agrees that the approved construction plans, specifications, and site plan shall be used for construction without changes in the construction plans, specifications, color selection and site plans. These documents submitted with this application will be retained by the ACC.

5. The applicant understands that the Architectural Review Committee will inform the owners of adjacent lots (next door, directly across the street, and in back) of the application as a matter of courtesy.
6. The ACC will exercise its right to review and inspect the building site for compliance with the approved construction plans, specifications, and site plan.
7. Any deviation during construction from the approved construction plans, specifications, color selection and site plan without prior approval from the ACC shall cause the authorization to construct to be null and void.
8. The lot owner must install a properly sized and located driveway culvert pipe. This pipe shall not reduce the natural drainage in the roadside ditch. The maintenance of the driveway pipe is the responsibility of the lot owner.
9. In accordance with restrictions imposed by the Virginia Department of Health and a resolution passed by the Heritage Point Board of Directors on February 11, 2007 to protect Well 1A and Well 2A from pollution or contamination, there shall be no storage of petroleum or chemical products within 100 feet of the well heads. If there is any question regarding this, a member of the ACC or the Heritage Point Water Works will make measurements at the proposed site.
10. The structure shall be a (house, shed, garage, etc)
11. _____
12. The following exterior materials and colors shall be approved:
 - a. Roof - _____
 - b. Siding - _____
 - c. Shutters - _____
 - d. Doors - _____
 - e. Trim - _____
 - f. Porch - _____

Deviations or changes from the above are not permitted unless authorized by the ACC in writing. Heritage Point Association, Inc. shall enforce compliance with the above by court action, if necessary.

Signature _____ Date _____

Signature _____ Date _____

Your lot clearing and/or construction plans, specifications and site plans for Lot No. _____ have been reviewed and found to conform with the requirements applicable to Heritage Point Association, Inc. Your application is approved and if all other requirements are met, construction may begin upon receiving this signed agreement.

Date _____

For the Board of Directors of Heritage Point Association, Inc.

By _____

Chairperson - Architectural Control Committee

By _____

Member, - Architectural Control Committee

By _____

Member, - Architectural Control Committee