

To: All Lot Owners Planning Construction or Homeowners Planning Additions or Improvements  
From: Oliver's Landing Board of Directors  
Re: Guidelines to Follow Prior to Any Construction

To maintain the high quality of life and the appreciating property values of our beautiful community, we ask for your cooperation during the building process. Please become familiar with the Declaration of Covenants and Restrictions of Oliver's Landing and require your contractor to adhere to them and the Building Requirements. The DC&R's can be obtained from our Oliver's Landing website: [www.oliverslandingnc.com](http://www.oliverslandingnc.com), from the Architectural Committee Chair or the President of the Board of Directors.

New Homes

All Owners must submit their building & site plans along with *this* Architectural Application to the Architectural Review Committee (ARC) for approval prior to building. Allow up to 45 days for Approval. Please provide 1 complete set of building and site plans along with the architectural application for the ARC to keep. Building and site plans along with the architectural application provide the basis for the construction and may not be deviated from without approval of the ARC. ARC approval may be obtained by filling out the OLOA Architectural change form and submitting it. The form is found attached to this application. Allow 15 days for approval of any changes.

If the Owner(s) plan on building any additional structures not submitted with the original application, such as fencing, garages, sunrooms, screened porches, boat docks, or other outside structure/improvements, the owners MUST submit a NEW Architectural Application requesting approval along with the plans and specific materials to be used. Application must be submitted PRIOR to beginning construction. Allow up to 45 days for Approval.

Additions/Improvements to Existing Homes

Any homeowner wishing to make improvements or add structures to an existing home such as fencing, garages, sunrooms, screened porches, boat docks or other outside structure/improvements must submit an Architectural Application. Provide plans and specific materials to be used. Application must be Submitted prior to beginning construction. Allow up to 45 days for Approval.

Approval of the Architectural Application by the Architectural Review Committee and the Board does not grant any waiver(s) of the DC&R's. If the Architectural Committee and Board approves your building or addition plans, and later it is determined that any part of your home or other improvements as built do not comply with the DC&R's, it will be your responsibility to remove, change or make modifications in order to bring your structure(s) into compliance. Any modifications or changes that have to be made to bring the structure into compliance with the DC&R's will be done at the Owner's cost and any legal fees or costs incurred by the Association to enforce compliance will be paid by the Owner. (Refer to DC&R's, Article V, General Provisions, Section 1. Enforcement)

The DC&R's are referred to in your Deed and Title work. Again we ask that you read and understand these covenants and restrictions and remain aware of any subsequent amendments or supplements. If you have any questions on this material, we ask that you contact a Board Member or Architectural Committee Chair.  
(See OLOA website for names and telephone numbers of Board & Architectural Chair)

Attestation: I(we) have read the above and agree to comply with all the requirements as set forth in this document and in the DCR's, and am aware of the penalties that will be imposed for failure to comply.

Owners Signature \_\_\_\_\_ Date \_\_\_\_\_

Builders Signature \_\_\_\_\_ Date \_\_\_\_\_

Building Application: New Construction or Additions/Improvements to Existing Homes

Name \_\_\_\_\_ Date \_\_\_\_\_

Phase \_\_\_\_\_ Lot \_\_\_\_\_ Address \_\_\_\_\_

Building Requirements

Plan Submittal for Approval

A. All plans for new construction or improvements shall, PRIOR to commencement of construction, be submitted to Oliver's Landing Owner Association (OLOA) Architectural Review Committee. (See website for names and phone numbers).

B. Water and Sewer tap fees\*:

1. The Water Tap Fee is paid to the City of Hickory and is \$541.00 (\$1,458 tap fee plus \$1,082 capacity fee for a total of \$2,540 less Alex Co Rebate of \$1,999).

2. The Sewer Tap fee, if available, is \$3,384.00. Of this amount the \$584 capacity fee is paid to City of Hickory and the \$2,800 tap fee is paid to Oliver's Landing Owners Association. The present \$2,800 tap fee to OLOA cannot be waived unless owner can prove by cancelled check or valid receipt that the tap fee was prepaid to the prior Developer.

\*Note: These fees typically change each July 1<sup>st</sup> to correspond with the City's Alexander County rates for water and sewer taps. Contact OLOA to confirm rates and for any questions.

Additional costs for the sewer system may apply depending on the location of the main lines.

A Septic System may be used but the County must be aware of this prior to issuing a building permit.

Oliver's Landing Owners Association will also bill their one time \$250.00 sewer hook up fee after home is completed. This \$250.00 is waived for owners who had been paying the annual sewer maintenance fee. OLOA will continue to bill their \$60.00 improved lot and \$40.00 unimproved lot annual sewer maintenance fee.

C. Job Site Maintenance: All job construction sites shall be maintained in a Clean and Orderly Manner.

D. Signs - Contractor or material provider may place a sign on the site, size not to exceed 5 square ft.

E. Dumpster - Maintain at all times a dumpster (per OLOA DC&R's) for depositing all trash. Trash must be picked up on the site daily to insure that trash does not blow into other lots, into neighbor's yards, into the street and into the lake. Trash poses a health and safety hazard to people and wildlife and the building site must be kept clean.

F. Parking during Construction: Strive to park all vehicles on the lot that is under construction. If a neighboring site is used, make sure vehicles don't block traffic and that driver's views are not obstructed by construction vehicles. Where construction traffic is allowed to park, make sure that area is cleaned each day so that lunch trash, soda cans, etc. are not allowed to lie in this area. Put all trash from parking area into dumpster. Also, make sure all loose trash from the back of pickups is put into the dumpsters prior to leaving the job site each day, so the trash does not blow off the truck into the landscape of Oliver's Landing.

F. Excess Material - Do not dump cleared trees, concrete or other construction debris on any other lot, common area, street or road right-of-way.

(Building Requirements continued on next page)

Building Requirements  
(continued from prior page)

- G. Run-off - Run-off from the construction site can not be allowed into the streets, other homes and lots or the Lake. Lots should be graded to insure run-off doesn't occur.  
Construction drapes must be in place and maintained during the construction process.  
It is suggested that you lay gravel on the parking area of the jobsite.  
Lakefront lots must control run-off into the lake according to the Alexander County Requirements and Federal EPA.
  
- H. Boulevard - Keep all weeds and grass mowed to remain no longer than 6 inches in height during the construction period.
- I. Reminder - It is the responsibility of the homeowner/lot owner and builder to make sure that all contractors and subcontractors are aware of these rules. Also, obey the 25 mph speed limit on OLOA streets.
- J. Reasonable allowance must be made for periodic inspections of the job site by a Member of the ARC

Contractor: \_\_\_\_\_ Owner: \_\_\_\_\_  
Company Name \_\_\_\_\_ Name: \_\_\_\_\_

Contractor Signature \_\_\_\_\_ Owner Signature \_\_\_\_\_

Address \_\_\_\_\_ Address \_\_\_\_\_

Email address \_\_\_\_\_ email address \_\_\_\_\_

City/State/Zip \_\_\_\_\_ City/State/Zip \_\_\_\_\_

Telephone #'s \_\_\_\_\_ Telephone # \_\_\_\_\_

NC Contractor License Number \_\_\_\_\_

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OLOA INFORMATION NEEDED FOR ARCHITECTURAL APPROVAL

1. Lot # \_\_\_ Phase # \_\_\_ Street Name \_\_\_\_\_ Forecasted Start Date \_\_\_\_\_
2. Have you read OLOA By-Laws, Declarations of Covenants & Restrictions?  
Builder \_\_\_\_\_ Initial \_\_\_\_\_ Owner \_\_\_\_\_ Initial \_\_\_\_\_
3. Heated Sq. Footage: Main Floor \_\_\_\_\_ 2<sup>nd</sup> Level \_\_\_\_\_ 3<sup>rd</sup> Level \_\_\_\_\_  
Basement \_\_\_\_\_ Total \_\_\_\_\_
4. Setback Footage: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_
5. Fence/Wall: YES ( ) NO ( ) If yes, List Construction material(s) \_\_\_\_\_
6. Driveway Material \_\_\_\_\_ Mailbox/Pillar Material \_\_\_\_\_  
(NOTE: Board recommends non-rigid simulated masonry ("Breakaway") as approved by NCDOT)  
Specify type of mailbox that is NCDOT approved \_\_\_\_\_ initial \_\_\_\_\_
7. Garage: YES ( ) NO ( ) If, Yes: Attached ( ) Detached ( ) Location \_\_\_\_\_
8. Exterior Building Materials & % of Material: Front \_\_\_\_\_ % Sides \_\_\_\_\_ %  
Rear \_\_\_\_\_ %  
List all materials on exterior \_\_\_\_\_ Any material other than brick, stone, stucco or hardiplank must be listed with specific details (provide samples) and the locations of the materials on the structure.
9. Site Drainage Requirements (knowledge of) \_\_\_\_\_ Initial \_\_\_\_\_  
  
10. Lakefront: Yes ( ) No ( ) If Yes, do you have knowledge of Buffer Requirements and/or Boathouse/slip/Pier Requirements? \_\_\_\_\_ Initial (see attachment)
11. Sewer Tap Specifications (see attachments): It is the homeowner's responsibility to understand these specifications and to insure these specifications are followed by your builder, plumber, etc.

Homeowner \_\_\_\_\_ Initial \_\_\_\_\_ Builder \_\_\_\_\_ Initial \_\_\_\_\_

12. If an irrigation/watering system is to be installed, OLOA, The City of Hickory and Alexander County Building Dept. suggests and prefers the required backflow preventer valve be installed BELOW GROUND to avoid freezing and other damages.

Owner \_\_\_\_\_ Initial \_\_\_\_\_ Builder \_\_\_\_\_ Initial \_\_\_\_\_

- 13 Paint color \_\_\_\_\_ (if applicable; pattern, if not solid \_\_\_\_\_)

14. Handrail material \_\_\_\_\_ color \_\_\_\_\_

15. Roof material \_\_\_\_\_ color \_\_\_\_\_

16. Dormer exterior material \_\_\_\_\_ color \_\_\_\_\_

17. Soffitt exterior material \_\_\_\_\_ color \_\_\_\_\_

18. Eave material \_\_\_\_\_ color \_\_\_\_\_

19. Windows construction \_\_\_\_\_ color \_\_\_\_\_

20 Gable exterior material \_\_\_\_\_ color \_\_\_\_\_

21. Deck material \_\_\_\_\_ color \_\_\_\_\_

22. Patio material \_\_\_\_\_ color \_\_\_\_\_

23. Fascia material \_\_\_\_\_ color \_\_\_\_\_

24. Cement/cinder block/poured walls coating material \_\_\_\_\_

color \_\_\_\_\_ notes \_\_\_\_\_

Other Comments: \_\_\_\_\_

Owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Print or Type

Address \_\_\_\_\_ City/State/Zip

Telephone \_\_\_\_\_ Email \_\_\_\_\_

Date Received by OLOA \_\_\_\_\_ Received by \_\_\_\_\_

Approval Date \_\_\_\_\_ Architectural Committee Chairman \_\_\_\_\_ OLOA Board President \_\_\_\_\_

OLOA Architectural Application change form

Date \_\_\_\_\_ Lot number \_\_\_\_\_

Owner \_\_\_\_\_ Builder \_\_\_\_\_

Proposed changes: (description)

Owner Name \_\_\_\_\_ Builder Name \_\_\_\_\_

Owner Signature \_\_\_\_\_ Builder signature \_\_\_\_\_

Changes approved:

ARC Chairman Name \_\_\_\_\_ Signature \_\_\_\_\_

Changes denied:

ARC Chairman Name \_\_\_\_\_ Signature \_\_\_\_\_

OLOA Architectural Application acknowledgment  
of building and site plan review and approval

The owner hereby acknowledges that on date: \_\_\_\_\_ the building plan and the site plan were reviewed with member(s) of the ARC, that these plans were submitted in duplicate and that both are identical, that all markups on these duplicate plans were initialed by the owner and the ARC and are also identical, and are the actual plans that are submitted to the OLOA board for review and approval.

The owner also acknowledges receipt of one copy of the said plans which have been approved in duplicate by the Board of OLOA, and that these plans are correct and valid.

The owner also realizes that the copy submitted to OLOA is the property of OLOA. If for some reason the owner needs access to these plans, OLOA will photocopy the plans, and the owner will be responsible for the cost of these photocopies.

Owner \_\_\_\_\_ date \_\_\_\_\_

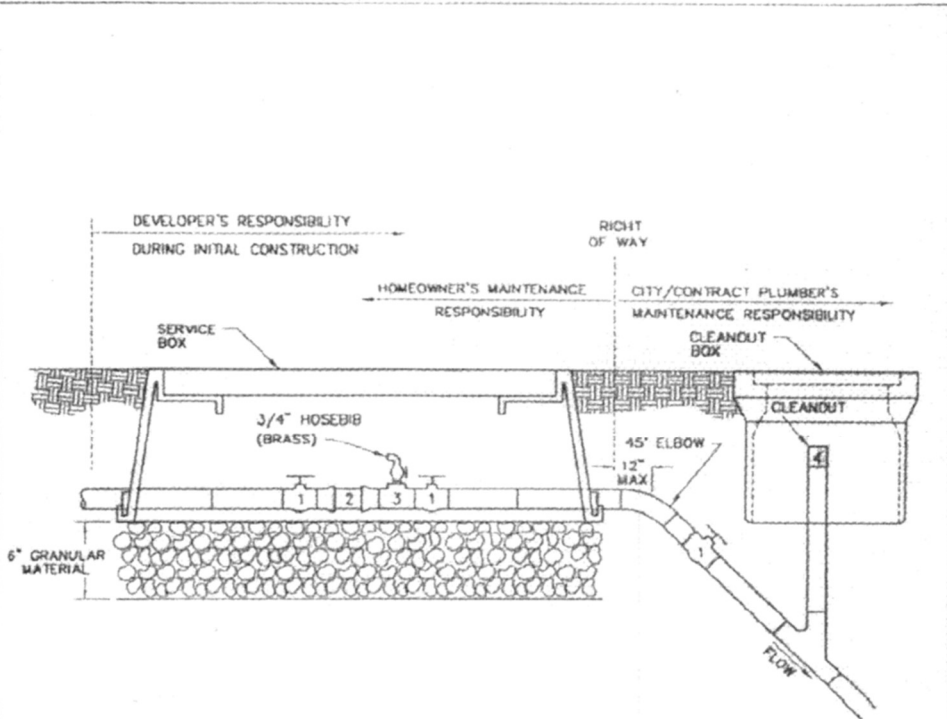
OLOA Board President \_\_\_\_\_ date \_\_\_\_\_



LAKEFRONT BUFFER RULES FOR OLOA

- 1) A "30-ft" buffer extends along the Catawba River /Lake Hickory upwards from the "full pond" level (935 ft. elev.)
- 2) No removal of vegetation => 3 inches in dia. at chest height. No impact to ground cover and no machinery allowed.
- 3) There are 40 uses allowed within the buffer, examples: decking, access trails, fences. However, contact the N.C. Environment and Natural Resources @ 704-663-1699 prior to any impacts.
- 4) Silt fences should be located outside of the buffer above the 30' line and installed prior to removal of vegetation (clear and grade)
- 5) Pre-existing uses are allowable/grandfathered. However, changes in use, additions to pre-existing use (ie., increase in size of patio) are not without approval.
- 6) Note: Contact Duke Power for dock permits


OLOA SEWER TAP SPECIFICATIONS



- LEGEND:
1. 1 1/2" TRUE UNION BALL VALVE
  2. 1 1/2" TRUE UNION BALL CHECK VALVE
  3. 1 1/2" THREADED "T" WITH 1 1/2"x3/4" THREADED REDUCING BUSHING
  4. 3/4" AIR LINE QUICK CONNECT FITTING.

- NOTES:
1. BOXES SHALL NOT BE IN SIDEWALKS OR DRIVEWAYS.
  2. TOP OF BOXES SHALL BE FLUSH WITH THE FINISH GRADE.

NOT TO SCALE

			CITY OF HICKORY		LOW PRESSURE SEWER SERVICE CONNECTION	DATE:
						2-1-07
REVISIONS						SHEET 1 OF 1
NO.	DATE	DESCRIPTION				STD. NO.
						610