

Staff Only:	Initials _____
Paid:	_____ Date _____
Permit # _____	ACC# _____

Bella Vista ACC Application for Miscellaneous Improvements

Owner's Name _____ Phone # _____

Contractor's Name _____ Phone# _____

Property Address _____ Lot _____ Block _____ Subdivision _____

Description of Improvement _____

Any improvements that change/maintain the outward appearance of a residence/property require a permit.

Application Requirements: Applications are to be submitted with a plot plan showing the exact location of the improvement, to scale, with the exact dimensions, a drawing and/or a picture of the project with detailed specifications (drawings are to be on 11 x 17 size paper or less), color samples of all materials used, and a picture of the house.

Sub-Contractor's Requirements: If electric, plumbing, LP Gas or septic will be installed or will be required by code to be installed, Sub-contractors must fill out an application and show their Master License and Driver's License before a permit will be issued. Inspections will be required for electrical, plumbing, structural, LP Gas and septic. Septic inspections are \$75 and other inspections are \$40 per inspection. Re-inspections are \$50 per inspection.

Review Procedures: Applications are reviewed per application and may require additional documents. Applications must be approved by ACC's full committee unless otherwise stated at the time of submittal. Tours and meetings are held once a month. A schedule of tour and meeting dates are available upon request. Projects shall not begin without approval of the ACC.

ALL NEW CONSTRUCTION MUST MATCH PRE-EXISTING CONSTRUCTION IN REGARD TO COLOR, MATERIALS, AND ASTHETIC APPEAL. ALL NEW CONSTRUCTION MUST MEET CURRENT BUILDING CODES AND REMAIN WITHIN THE SETBACKS OF YOUR LOT LINES UNLESS OTHERWISE APPROVED.

Fees:

Miscellaneous Repairs.....\$25
 Examples: reroof, repainting, siding, etc.

Miscellaneous Improvements.....\$50
 Examples: fences, driveways, deck additions/repairs/replace, sidewalks, etc.
Additional Requirements: Driveways may need city approval

Storage Sheds, Detached Garages, Shop Buildings, etc. (permanent or temporary).....\$.50 sq. ft.
 Notes: Metal and plastic sheds are not permitted. Improved lots must have a carport or garage.

Improvement increasing livable square footage:

Livable sq. ft. up to 120 is \$100 & Livable sq. ft. over 120 is additional \$.40 per sq. ft.
 Examples: Room additions, Sunrooms, Screen to Windows, etc.

Additional Requirements: Floor plan, foundation plan, and elevation drawings, & inspections as required.

Landscaping cement, concrete, mortar, and/or blocks less than 30”.....	\$25
cement, concrete, mortar, and/or blocks 30” or more.....	\$50
Lawn Sprinkler System	\$50
A RPZ installation inspection will be required.....	\$40
(The Water Dept. will contact the property owner for a yearly RPZ inspection)	
 Boat Docks & Seawalls	\$50
Example: new installation, add-ons, replace, repair and other inspections as required	
Covered Boat Docks ...same as Boat Docks & Seawalls.....	\$100
 Burnouts (Fire Damaged Homes).....	\$100
<u>Additional Requirements:</u> Insurance itemized breakdown of repairs, liability insurance, worker’s comp. insurance, builder’s risk insurance, proof of financial ability and certificate of occupancy signed by owner. Sub-contractors must submit their requirements. It is recommended that you flag your septic system to prevent any possible issues.	

NO REFUNDS

Declaration: In the event that any construction is begun or commenced prior to receiving the approval of the ACC, appropriate action can be taken in Chancery Court to enjoin and stop further construction, under the provisions of Article XV, Section 3 of the Declaration and Protective Covenants. **If construction has commenced prior to issuance of a building permit the permit fee will be double.**

The ACC will not be responsible for the workmanship, safety, quality, or conformity with contractual agreements. This matter is between the property owner and the contractor.

Disclaimer: If any portion of improvement encroaches in the easement and the easement is ever needed at a later date for the purpose it is intended, the owner will be responsible for the removal at the owner’s expense.

The Property Owner is reminded to check references and to verify that proper insurances and licenses are in effect to cover project and injuries. PROPERTY OWNER’S INITIALS: _____

Acceptance: The ACC has reviewed this application, and construction is approved, subject to the following requirements:

I certify that the above, together with attached plans and/or specifications, constitute a true description of the proposed construction, and that the location on the site will be in accordance herein.

Property Owner or Authorized Agent Signature

Date

ACC Administrator’s Signature

Date