

Land Owners Association of Ladd Landing, Inc. (LOALLI) Building Application

Lot # _____ Property Address _____

<u>Property Owner Contact Info:</u>	<u>Contractor Contact Info:</u>
Name _____	Name _____
Address _____	Address _____
City, State, Zip Code _____	City, State, Zip Code _____
Phone (Residence) _____	Phone _____
Phone (Cell) _____	Fax _____
Email _____	Email _____

PRE-REQUISITE: The ARC requires that a Site Plan with 2' intervals and the Notice of Intent (NOI) must be included with the House Plan submittal.

Completion Check List (please check off items as they are completed or indicate N/A)

Site Plan	House Plan
<u>Does the site plans include?</u> Contour lines on 2' intervals _____ Site Drainage _____ Building Footprint _____ Front & Back Setback lines _____ Landscaping _____ Swimming Pool _____ Fencing _____ Erosion Control Plan _____ Tree Survey (only required if requested by ARC) _____	<u>Does the Building Plan include?</u> Roof Slope _____ Chimney Design _____ Decorative Chimney Cap (photo or electronic photo required) _____ Front Porch Design _____ Square Footage _____ Photos or Renderings _____
NOI Application _____ Plan Review Fee Check (\$250) _____ Security Deposit (\$1000) _____ Construction Coordination and Oversight Fee (\$750) _____	
*See PROVISIONS FOR BUILDING A HOME, item #8 for pertinent information regarding checks	

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Plan Specifications include:

	Material Type	Manufacturer	Color	Web address for viewing samples *
Exterior Wall				
Roofing				
Windows				
Front Door				

*If no web address available for samples then physical samples will be accepted.

1. The Land Owner and Contractor have read and agree to comply with the covenant Articles III and XIII.
2. The Contractor agrees to construct the project according to the approved documents on page 1. Any changes or modifications to the approved documents require a LOALLI ARC Change Request Form prior to any construction or tree removal.
3. The Lot Owner and Contractor are responsible for completing the following before starting construction:
 - a. Notice of Intent (NOI) – regarding construction of storm water management structures (Reference covenant Article III, Architectural Control, Section 3.3 (b) (iii), page 9).
 - b. American Institute of Architects Qualification of Builder (AIAQB) form must be submitted to the ARC – reference covenant Article IV, Architectural Maintenance and Use Restrictions for Residential A Lots, Section 4.2, page 12. It is possible to waive the AIAQB by submitting a copy of the builder’s Tennessee General Contractor License.
 - c. Plan Review Fee and Security Deposit, required by Covenants Section 3.4, has been sent to: LOALLI, P.O. Box 428, Kingston, TN 37763
4. Construction shall not begin until the ARC representative has approved all required documents and signed page 3.
5. Contractor/Owner acknowledge that no city building permit will be issued without a letter of approval from the ARC and no Certificate of Occupancy will be issued by the city of Kingston without a letter of compliance from the ARC.

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Contractor Signature:	Date:
Lot Owner Signature:	Date:
Lot Owner Signature to approve Builder:	Date:
Bank Representative Signature to approve Owner and Builder:	Date:
ARC Approval to build: YES / NO ARC Comments:	
ARC Representative Signature:	Date: