

Architectural Control Committee (ACC) Approval is Incumbent on the Property Owner

The ACC is a committee that was established to work for the entirety of the Community and individual homeowners to preserve and enhance community property values. Thus, homeowners are required to submit all plans for any new construction or modifications to the ACC prior to any exterior modification including new home construction, home additions or remodeling, painting, replacement of roofing, landscaping, tree removal, ground digging or any other alteration/improvement made to the exterior of the property. Each property owner must get approval from the ACC before any exterior alterations are made either by the property owner or their contractor. Failure to get prior written approval from the ACC may result in fines and/or denial of contractor(s) through the Guard Gate.

The guidelines for the ACC are laid out in the Cullasaja Covenants and Restrictions, and the Community Design Standards. Each homeowner should be knowledgeable of these documents and ensure that their contractors are as well. Please note: the ACC uses the Design Standards as a guideline and may determine to follow or alter the guidelines based on current modern esthetics of the Community. Therefore, alterations that were approved in the past may no longer be approved, and those that were denied in the past may be approved in the future.

To help expedite matters, the ACC requires the following 4 items before they will review an exterior alteration. **Please note, handwritten plans are not adequate for approval and are declined immediately upon receipt by the ACC:**

1. Site plan showing the area(s) impacted including 15' setbacks on sides and 30' setbacks on front, roadsides, and rear. This should be on a surveyed plat which includes the location of the house, road(s), and other important details.
2. Floor plan of the area(s) impacted.
3. Elevations of each side of the building that has any modifications. Also include colors, materials, design elements, finishes, etc. with samples.
4. A thoroughly written narrative of the improvement for the ACC to review.

Once you have the 4 items above, please email all 4 documents to Gary Clark at gclark@cullasaja-club.com so that he can send them to the ACC for their review.

If the 4 documents are 100% complete, the turnaround time for an ACC decision is generally 10-14 days after receiving. If there is insufficient information, or if any of the 4 items above is missing, the request is generally denied by the ACC. Note that even with the 4 items mentioned above, the ACC may determine they need more information before approval.

Should you have any questions, please contact Gary Clark at 828-482-0425. Please help us help you by providing the 4 items listed above in 100% complete format. Thank you.