



Lake Toxaway Community Association Architectural Review Board

PO Box 100, Lake Toxaway, North Carolina 28747

(828) 966-9453 * fax (828) 966-4083 * ltadmin@ipmhoa.com / jduggins@ipmhoa.com

EXTERIOR HOME IMPROVEMENT APPLICATION

<p>Examples: Significant changes to the shape, structure, or finishes to the exterior of the home; i.e. porch enclosure, room addition, change in roof materials, re-roof, repainting, balcony extensions, porches, decking, boat dock, etc.</p>			
Date:	Project:		
HOMEOWNER INFORMATION			
Name:			
Lake Toxaway address:	Lake Toxaway phone no.:	Home phone no.:	
	()	()	
Email address:	Work phone no.:	Fax no.:	
	()	()	
Mailing address:	City:	State:	ZIP Code:
GENERAL INFORMATION			
Contractor Name:			
Address:	City:	State:	ZIP Code:
Email address:	Office phone no.:	Fax no.:	
	()	()	
<p>Oversized Vehicles: Projects that require use of oversized vehicles must submit an Over-Sized Vehicle Permit and pay an additional \$1,500 impact fee. Use of over-sized vehicles without a permit will incur a fine of \$3,000. Vehicles considered over-sized are as follows: Trailers greater than 28 feet in length, gross vehicle weight greater than 68,500 pounds, concrete trucks carrying greater than 8 cubic yards. Over-sized vehicle must display an "oversized load" or "wide load" in the front and rear while driving on LTCA roads.</p>			
<p>The information on this application and the plans and attachments submitted are complete and accurate to the best of my knowledge. I agree not to begin my home construction until I receive approval from the Architectural Review Board and have obtained required permits.</p>			
Exterior Home Improvement Disclaimer Statement			
<p>My proposed Exterior home improvement(s) will not result in any future maintenance cost whatsoever to the Lake Toxaway Community Association. All Maintenance of my major home improvement(s) shall be the sole responsibility of myself, my heirs or the future owner(s) of my dwelling.</p>			
Owner or Owner Representative Signature			Date

Please return completed form to: ltadmin@ipmhoa.com and/or jduggins@ipmhoa.com

EXTERIOR COLOR SCHEME/PROJECT MATERIALS

This form must be submitted to the Lake Toxaway Community Association Architectural Review Board along with a Home Improvement Application and approved by the Board *prior* to any work starting. Please list the manufacturer of the material requested, the color code/name or include a swatch samples of proposed color(s) or materials used in the sample spaces provided below. i.e. Paint Color= SW2720 (Sherwin Williams color code 2720); Hardy Plank siding color code ; Trex decking and list color, etc

After approval of color sample, on-site sample must be approved.

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Sample A

Sample B

Sample C

Sample D

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Sample E

Sample F

Sample G

Sample H

Please complete the following information by checking the circle that depicts which proposed finish/color will be utilized on that portion of your home. Failure to complete this section could result in delaying the review process or disapproval of the request.

Location Sample: **A** **B** **C** **D** **E** **F** **G** **H** **Finish**

(Mfgr/Nbr if app) _____

Wood Siding.....

..... _____

Stucco (foundation)

..... _____

Fascia/Soffit

..... _____

Window Trim.....

..... _____

Corner Trim.....

..... _____

Front Door

..... _____

Deck Railling Pickets

..... _____

Deck Handrail.....

.....
 Fencing.....

.....
 Garage Door.....

.....
 Accent Banding.....

.....
 Roof

.....
 Other - _____

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SPECIAL CONDITIONS

1. Port-o-Johns: communicate color and location for ARB approval.
2. Barrier fencing should be installed and maintained on side yard property lines and rear property line where appropriate to prevent damage and silt runoff.
3. All state, local and ARB approvals and permits should be obtained and made available when requested before construction begins.
4. All construction materials must be stored on site unless other arrangements have been previously approved in writing and communicated to the ARB.
5. Contractors to follow all construction guidelines (please call the ARB administrator for current guidelines and controlled access policies) and requirements.
6. Site should be kept free of trash at all times. Dumpsters are to be maintained regularly.
7. Roadways are to be kept accessible at all times and free of mud and dirt.
8. Contractors are to keep dumpsters covered at all times.