

Architectural Review Check List for New Construction

Welcome to Merrymount! We are excited to have you as a new neighbor, and want to make your construction approval as easy as possible. Feel free to contact any of the committee members for help with any questions you may have.

___ Do not clear cut trees on your lot. See section 2.3 of the A Guide for New Property Owners concerning this. A silt fence must be installed during the clearing and construction.

___ Before you are ready to start building, there is a request form in your booklet or available from our website that needs to be filled out completely. There is another form at the end of the A Guide for New Property Owners section 9.0 that must be signed by you and your builder.

___ We need either an electronic copy or two (2) sets of your house plans and a plat(drawing) of your property with all measurements of the home, concrete areas, and septic tank/field, out building, etc. This must show the location of these items on the lot showing all set back lines for your lot.

___ All of the above paperwork and payment of the road impact fee needs to be sent to the board secretary at 134 Hawtree Way, Boydton, Va 23917 before the committee will start the review process.

___ Mark and flag the placement of the structure on the property.

___ Notify ARC the date footings will be dug, so that set back lines may be verified.

___ A porta-potty and containment for construction debris must be at the site before any construction begins, and maintained during the construction. It must be located a minimum of 20 feet from the side lines and minimum of 100 feet from the street.

___ The plans and forms submitted must include the following information:

___ Roof pitch minimum of 6/12 pitch with a 12 inch overhang.

___ Color and types of material of the roof.

___ Color and types of materials for siding.

___ Square footage of home must meet requirements of covenants.

When installing the driveway culvert, make sure that water can freely flow through the culvert to the existing ditches. Periodically check to make sure that grass, dirt and stones don't impede water flow.

We reserve the right to do site visits throughout the process. If there are any changes that must be made during the construction, please notify us immediately.