

APPLICATION FOR NEW HOME CONSTRUCTION
FOR ARCHITECTURAL REVIEW (1 of 4 pages)
(with attached Building Standards and
Lot Preparation consisting of 2 pages)
Greenbrier Subdivision Covenant Restrictions

Date _____

Section # _____ Lot # _____

Property Owner _____

Address _____ Phone # _____

Builder _____

Address _____

Phone # _____ Fax # _____

Submit two (2) copies of the following to the ACC and GPOA :

Greenbrier Property Owners Association
Attn: ACC Committee
P. O. Box 13943
New Bern, NC 28561

- * Plans / Blueprints (complete sets) for proposed building to be constructed.
- * Site - Plat showing proposed location of addition or outbuilding (including decks and patios).
- * Building permit .
- * Lot boundaries .
- * Utility and drainage easements.
- * Wetlands indication, size, and permit from Corps of Engineers (if applicable).
- * Distances from the structure to all lot boundaries.
- * Location of house, driveway(s) and sidewalk(s) in relation to additions and/or outbuilding s.
- * Creation of slopes, terraces, berms, swales, ditches, pools, or any change in natural elevation of lot.
- * Name and phone number of clearing contractor, if any.
- * \$50.00 Review fee payable to Greenbrier Property Owners Association.

NOTE:

No tree removal, clearing or construction permitted
without *prior written* approval by ACC and GPOA

NEW HOME CONSTRUCTION PLANS: Two (2) full sets of plans /blueprints, site plan, etc., as above stated, must accompany this form. One (1) set of all documents will be retained by the Architectural and Covenant Committee. One (1) set will be initialed and returned to the property owner. Any changes will require revised Application and a separate review process. Please complete the following, where applicable to the structure:

Foundation	Brick		
	Brand	_____	
	Color	_____	(sample, if possible)
Exterior	Siding		
	Material	_____	
	Color	_____	(attach color sample/chip)
Exterior	Trim (Soffit and Fascia)		
	Material	_____	
	Color	_____	(attach color sample/chip)
Windows			
	Manufacturer	_____	
	Color	_____	(attach color sample/chip)
Exterior	Doors		
	Style	_____	
	Material	_____	
	Color	_____	(attach color sample/chip)
Porches			
	Material	_____	
	Color	_____	(attach color sample/chip)
Decks			
	Material	_____	
	Color	_____	(attach color sample/ chip)
Shutters			
	Material	_____	
	Color	_____	(attach color sample/ chip)
Garage	Door		
	Material	_____	
	Color	_____	(attach color sample/ chip)

Revised: 02/01/07

Roof Shingles
Brand _____

Material _____

Color _____ (attach color sample/chip)

Landscaping Design
Structures Planned _____

Location of Pavement _____

Foundation Planting Beds Yes _____ No _____

We agree to be responsible for all damage done to curbing, street, and utilities during the construction process requested.

Date

Signature of Builder / Contractor

Date

Signature of Property Owner

INSPECTION

The house location and driveway location shall be staked, and all trees to be removed outside of the house location and driveway location shall be flagged. Upon completion of the above, contact the Architectural Covenant Committee (ACC) for on-site inspection and review.

House Location Staked/
Property Corners in Place _____

Trees to be Removed Outside of House
Location/Drive way Location Flagged _____

Utility Connections in Place _____

Curb and Street in Good Condition _____

Date

ACC Member

Date

ACC Member

Date Submitted to GPOA: _____ GPOA Approval/Denial: _____

Date: _____

GPOA Liaison to ACC

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Date Received by ACC: _____

ACC File No: _____

ACC Initial Review Date: _____ Notes: _____

ACC Committee Members: _____

ACC Interim Review Date: _____ Notes: _____

ACC Committee Members: _____

ACC Interim Review Date: _____ Notes: _____

ACC Committee Members: _____

ACC Final Inspection Date: _____ Notes: _____

ACC Committee Members: _____

Date Submitted to GPOA: _____ GPOA Approval/Denial: _____

Date: _____

GPOA Liaison to ACC

GREENBRIER BUILDING STANDARDS

All debris from lot clearing must be hauled away. Burying of debris is unacceptable.

Each construction site must have a dumpster and a Portable John during the entire period of construction on lot.

Builder/Owner must have an approved site plan and house plan before commencing any clearing or construction activity on lot.

Access to lot for clearing or construction prior to driveway installation must not interfere with road drainage or contaminate road bed prior to paving. The use of a board bridge arrangement is required; dirt is not acceptable. Any damage to curb or street is the responsibility of the Builder and Owner.

All homes must be built on crawl space with brick facing.

Approved siding materials are brick, solid wood, masonite, or vinyl. Plywood siding or equivalent panel products are unacceptable.

Colors are subject to approval. (See Application for New Home Construction and/or Application for Additions and Outbuildings).

Decorative ornamentation on roofs, such as weathervanes or scalloped eaves, is not acceptable.

Driveway curb connections must be made according to and by permit from the City of New Bern. Under each driveway, three (3) feet back from the curb and twelve (12) inches deep, purchaser shall place one four (4) inch PVC pipe segment extending at least one (1) foot beyond the side of the driveway for future cabling or other use as yet undefined.

Driveways will be built from street elevation at a ten to one slope until driveway comes to natural land elevation (see attached sketch). All driveways must be concrete.

All signs, including but not limited to Builder signs, Realty signs, Financing signs, and "For Sale," signs must be approved before placement. (See Signs and Sign Placement Policy and Procedure).

All chimneys shall have a spark arrestor.

All reasonable effort shall be made to locate exhaust vents and vent pipes on backside of roof.

Minimum roof pitch allowed is 6/12.

LOT PREPARATION

The clearing of all building lots in Greenbrier must be reviewed and approved by the Architectural Review Committee (ACC) and the Greenbrier Property Owners Association (GPOA) prior to any tree removal or other construction activity. The following guidelines are intended to help the contractor in the preparation of the lot for inspection by the ACC of the GPOA which will lead to approval and authorization to begin lot clearing and construction.

1. Clear all lot lines of undergrowth (do not cut trees) and mark all corners of the lot with surveyor's stakes and flags. The lot lines should be clear enough to walk the line unimpeded, and the surveyor's pipes marking corners should be exposed to view.
2. Locate the position of the house on the lot and mark each corner with a stake and orange flagging tape. Clear the brush from the footprint of the house (do not cut trees).
3. Locate the position of the driveway and mark its footprint with stakes and orange tape. Clear the brush from the footprint of the driveway.
4. If a drainfield is required on the lot, mark its location with stakes and orange flags. Clear the brush from the footprint of the drainfield.
5. If there are any other stand-alone features on the lot, mark them in the same manner as above.
6. Place orange flagging tape around every tree to be removed (trees larger than six inches in diameter, twelve inches up from the ground), except those trees inside the house footprint, inside the driveway footprint, inside the footprint of the drainfield and inside the footprint of any other stand-alone feature. Trees six inches in diameter and smaller may be removed at the discretion of the builder and owner.
7. It is the contractor's responsibility to tell the logger that he may cut only those trees inside the house footprint, inside the driveway footprint, inside the drainfield footprint, and inside the footprint of any other stand-alone feature. Outside of these boundaries he may cut only trees with orange tape around them and trees smaller than six inches in diameter. Supervise his work, as you will be responsible to replace any trees the logger cuts down that are not marked and approved by the GPOA.
8. Document the number of trees larger than six inches in diameter that will remain on the lot after clearing is completed. Show on a copy of the plat the general location of these trees, the location of natural areas on the lot, etc.