



New Construction Guidelines and General Overview

INTRODUCTION

Fontana View is a private community located in Swain county North Carolina. Our community development has grown and continues to grow; the Fontana View Properties Home Owners Association (FVPHOA) has determined it is in the best interest of all who are part of our community to establish some general guidelines regarding construction processes.

Many FVHOA members are new to the area and may not be familiar with local building codes and new construction procedures. Therefore, this document is intended to aid in the task of undertaking residential construction in Fontana View Properties.

INTENT OF GUIDELINES

The intent of these guidelines is to help educate our community members as to precautions and guidelines that should be considered and used during various construction activities in Fontana View. Utilizing these precautions helps to protect community property from unintentional damage, such as road damage by heavy equipment, property erosion from improper draining or excavation, disruption of natural water flows on the mountain, etc.

The intent of these guidelines is not to create an “architectural review board” or to amend or establish any new covenants. Additionally, these guidelines are not “a building code”. Rather, they are recommendations for the overall protection and betterment of our community. The guidelines are not all-inclusive and will be adjusted as necessary.

IMPLEMENTATION OF GUIDELINES

Beginning January 1, 2007, any member and builder/contractor who begins new construction will be required to review, sign and date a copy of the New Construction Guidelines. A copy will be kept on file with the Fontana View Board of Directors.