



Lone Mountain Shores Architectural Review Committee

Application for Construction

Please complete this form and provide all of the applicable items listed here and in the "Application Procedure and Checklist for Architectural Review."

Submissions will be considered when complete. If you have any questions on completing this form contact an ARC committee member.

Application for: (Check all that apply) New Const _____ Clearing _____ Gate _____

Shoreline Protection _____ Lakefront Irrigation _____ Horizontal Improvements _____

Changes or Additions to Existing Construction _____ Other (Specify) _____

Lot—# _____ **Waterfront site?** Yes _____ No _____

Street Address _____

Name of Property Owner _____

Mailing Address _____

Phone Number _____ Email _____

Name of Contractor _____

Mailing Address _____

Phone Number _____ Email _____

Heated Square Footage of House: _____ **Other Structure Sq Ft:** _____

Exterior Colors (Please indicate specific manufacturer, color name and number, and include color sample. If requested, samples will be returned when approved).

Brick: _____ **Other exterior finish:** _____

Stucco: _____ **Trim:** _____

Roof: _____ **Window Sash:** _____

Anticipated Start Date: _____ **Completion Date:** _____

******* Please Review and Sign Page 3*******



Lone Mountain Shores
Architectural Review Committee
Checklist for Architectural
Construction Review Application

- ❖ One set of floor plans, elevations and site plan. ARC Guidelines Section 3.2 (b)
- ❖ Septic permit approval from Claiborne County Health Dept.
- ❖ Check for Application Fee per table on page 3
- ❖ Check for Security Deposit per table on page 3
- ❖ No exposed concrete or concrete block foundation (can be parged and painted, sided or stone/brick veneered)
- ❖ No aluminum siding or white vinyl siding.
- ❖ Building setbacks from front, sides, and rear property lines must be shown on site plan and in compliance with covenants minimums.
- ❖ Square footages must be shown on plans.
- ❖ Minimum square footage for living area for Waterfront Property = 1800 sq. ft. with a minimum footprint of 1200 sq. ft.
- ❖ Minimum square footage for living area for Interior Property = 1200 sq. ft. with a minimum footprint of 800 sq. ft.
- ❖ Driveway, well and septic field locations must be shown on site plan.
- ❖ All owners are responsible to determine if their property includes protected “wetlands” or archaeological sites and abide by State Laws governing such areas.
- ❖ All property corners/pins must be located and clearly marked before construction is permitted to begin. Make sure your driveway is on your property.
- ❖ Portable outdoor toilet must be installed after ARC approval and by initial start date
- ❖ Show sediment and erosion control measures on site plan.
- ❖ All security lighting fixtures must be approved by the ARC (no exposed lamp street lights, cobra heads, flood lights, or dusk to dawn lights)
- ❖ No stilt/pier foundations (foundations must be enclosed)
- ❖ Garages and outbuildings must be approved and require a separate application if not included with the house plans.
- ❖ Unattached garages or other buildings must match appearance of the main house.
- ❖ Fences and gates must be ARC approved. Chain link fencing is not permitted!

Failure to provide the above information will prevent approval of your Construction project.

No work shall begin without written approval from the ARC.

Application Procedure Architectural Review

This is a basic summary of requirements for the approval of proposed lot improvements in Lone Mountain Shores. Detailed requirements are in the Amended and Restated Declaration of Covenants, Restrictions and Easements for Lone Mountain Shores and the Architectural Guidelines of Lone Mountain Shores Owners Association. Please contact the liaison of the Architectural Review Committee if you have any questions.

- [Email – arcliaison@lmsoa.org](mailto:arcliaison@lmsoa.org)
- US Mail – ARC Liaison, PO Box 719, New Tazewell, TN 37824
- Association’s website - www.lmsoa.evercondo.com

- I. **Application Fee** – Payable to “**Lone Mountain Shores Owners Association**”
- II. **Owner’s Security Deposit** – Payable to “**Lone Mountain Shores Escrow Account**”
- III. **Application Forms** - Complete form on reverse and return, with application fees, to the address listed above. Incomplete submittals will not be considered.
- IV. **Architectural Plans**
- V. **Storm Water Pollution Protection Plan**
- VI. **Timelines and Re-Submission** – All projects are approved for 1 year. An extension may be granted if requested prior to the end of 1 year. Any re-submission for ARC approval after 2 years requires a new application and fee.

Project Type	ARC Section	Application Required/Plans	App Fee	Deposit
Buildings ≥200 Square Feet	3	Yes/Architecture B or Larger, Survey & Site Plan TDEC SWPP	\$100	\$500
Buildings <200 Square Feet	4, 9.2.b	Yes/Artist Rendering, Site Plan, TDEC SWPP	\$25	\$200
Clearing	5	Yes/Drawing & Site Plan	\$0	\$200
Horizontal >18"	7.3	Yes/Drawing & Site Plan	\$25.00	\$100
Horizontal < 18"	7.4	Yes/Drawing & Site Plan	\$0	\$100

By submitting and signing this application, I/We, owners of Lot _____, in Lone Mountain Shores, acknowledge and accept it is my/our responsibility to adhere to and follow the ARC Guidelines which are available on the LMSOA website including but not limited to regular inspections of the project by members of the ARC Committee or LMSOA Board members. I/We have read and accept the ARC Guidelines and agree to work diligently with the ARC Committee for a successful completion of our project.

OWNER SIGNATURE / DATE

ARC REPRESENTATIVE / DATE

Received: _____ By: _____ Approved: _____