

COLINGTON HARBOUR ASSOCIATION, INC.

1000 Colington Drive • Kill Devil Hills, North Carolina 27948 • 252-441-5886
Fax: 252-441-7806

Application for Lot Modification

To: Colington Harbour Association, Inc. Section/Lot(s) _____

Deeded Owner _____ Phone _____

Email _____

Address of Construction Site _____

Contractor _____ Phone _____

Address _____

Reason for Lot Modification _____

Original Survey Ground Level _____ Proposed Ground Level _____

Reason for Lot Modification: (i.e. grading, tree removal, brush clearing)

*Engineering plans may be required

CERTIFICATION

I certify that I have read the Colington Harbour Association, Inc. Community Standards of Architectural Control, the Restrictive Covenants and where applicable, The Standards of Bulkhead Construction, and will comply with all of those requirements (**See Appendix A for other rules and regulations, including stormwater control**).

It is agreed that an authorized representative(s) or the Association will be permitted on the property for inspection purposes during normal working hours until constructions in complete.

The signing party certifies that he/she is the deeded title holder or is the duly authorized agent of the deeded title holder.

OWNER _____ DATE _____

CONTRACTOR _____ DATE _____

DATES RECEIVED BY CHA OFFICE _____ DATE _____

DATES ITEMS 1-4 SATISFIED/SENT TO ACC _____ DATE _____

The ACC meets monthly on the 1st & 3rd Tuesdays at 9:00 am

APPENDIX A

COLINGTON HARBOUR ARCHITECTURAL CONTROL COMMITTEE 1000 COLINGTON DRIVE, KILL DEVIL HILLS, NC 27948

You have been issued a Building Permit by Colington Harbour. By accepting the permit, you have indicated that you are aware of all necessary rules to be followed by an owner or contractor and have agreed to abide by them. These rules are intended to make construction, which in itself is noisy and intrusive into the lives of neighbors, as comfortable as possible. To this end, let us reiterate some of these requirements.

1. All building material must remain on the property described in the permit.
2. All building sites will have a bin for trash, and a portable toilet.
3. Windblown material must be removed daily.
4. Material must be 'tied down' in periods of high wind.
5. All vehicles must be parked on the permitted property or at the edge of the street so traffic is not blocked
6. No dogs are allowed on construction projects. (This does not apply to property owner's dogs).
7. Dare County's Noise Ordinance prohibits noise disturbances. Among items listed as disturbances include: any noise which carries across the property line, specifically including radio or other musical devices, loading or unloading building materials and construction tools, between the hours of 10 pm and 7 am. Therefore, radio music and other con-construction noise, which can be heard by neighbors, is prohibited. Complaints will be dealt with quickly and repeat violations will result in a Stop Work Order.
8. In accordance with Dare County Ordinance on Noise Control, the following applies to construction and demolition: "Between the hours of 10 pm and 7 am the following day, on weekdays or at any time on weekends or holidays, such that the sound therefrom creates a noise disturbance across a residential real property boundary or within a noise sensitive zone, except for emergency work."

Repeat violations can result in Stop Work Orders. We realize that the general contractor is not on the project at all times. Therefore, it is important and fair to the subcontractors that they are made aware of these requirements so that their actions will not jeopardize the project.

Revised: 11/2000

COLINGTON HARBOUR STORMWATER PLAN

Stormwater, improper drainage, and standing water have become major problems of concern in Colington Harbour. Continued development at a record pace, along with lot build-up with soil to increase elevation before construction and improper final grading, has contributed to those lots dumping water onto neighbors' lots and further increases standing water on our roads. We can wait no longer for this problem to just go away. It will be with us for a long time, no matter what we do, but we can help the situation by acting now. Stormwater has to be managed to minimize the above problems. The CHA Board of Directors hereby adopt the following resolutions to be effective immediately.

1. Stormwater needs to be retained as much as possible on each individual property and not dumped onto the roads or neighboring properties. Any build-up of material placed on a lot, other than the septic field, is hereby limited to a maximum of eighteen (18) inches before the concrete pad is poured. It must then be graded accordingly to taper or slope toward each lot line, but will stop short of the lot line as a swale must be included on each side line to help drainage and to minimize dumping water onto abutting lots. A swale is also required along and parallel to the road for the full width of the property, including the driveway. It is to be graded to have an eight inch drop tapering from the road edge to the center of a swale, approximately eight feet from the roadside. Any planned change in grade greater than that mentioned above, must be included in the application for a construction permit from the Colington Harbour Architectural Committee (ACC). No site work is allowed to begin without the permit approval by the CHA-ACC.
2. Health Department requirements for septic field build-up, if greater than eighteen (18) inches will be limited to the septic field only.
3. The final grading of a lot must be completed prior to occupancy, to ensure that the **4 to 1** grading requirement is met, as required by CHA Covenants, Article VII, Building and Use Limitations.
4. Lots may not be filled beyond the individual property lines, i.e. road right of way, without first getting approval from the ACC. Build-up of lots, including driveways, to shed water onto the roads is not allowed. Stormwater must be retained as much as possible on each individual property.
5. Lots that have poor percolation due to the peat layer under the soil, may be required to break through and remove the bad material to eliminate standing water by installing a French or curtain drain or other appropriate approved method.
6. Owners of previous construction locations, where lot grading contributed to these problems, may need to implement some of the above guidelines. This will help to correct the drainage problem if you are having standing water problems on your lot or street.
7. This plan will be in effect until such time as the county develops better recommendations that will fit our situation.
8. Upon completion, the surveyor of record must document that the final slope meets the **4 to 1** requirement and must supply a cross-section view of said slope.