



**Black Horse Run of Durham Homeowners Association, Inc.
Architectural Review Committee
Construction Application And Agreement**

Applicant Name(s): _____

Telephone: (Home): _____ (Work): _____

Mailing Address(s): _____

Contractor: _____

Contractor's Telephone: _____ License No. _____

Lot Number: _____ () Owner Occupied () Speculative Construction

Sales Price / Appraisal: \$ _____

Construction information and checklist for:

<u>Applicant</u>	<u>Reviewer</u>	<u>Item</u>
()	()	Heated Square Feet _____
()	()	Plans / Specifications Submitted _____
()	()	Materials List Submitted () Yes () No
()	()	Site Plan Submitted Indicating: () Easements & setbacks in compliance. () driveway () house () fences () outbuildings () satellite dish () propane tank () other _____
()	()	Start Date _____ End Date _____
()	()	Style Home: () Ranch () Two Story () Other () Traditional () Contemporary () Other
()	()	Exterior Walls () Brick () Siding () Combo () Other _____
()	()	Color of Exterior Walls _____ Trim _____ Shutters _____ Front Door _____
()	()	Roof Material / Color () Asphalt () Cedar () Tile () Other _____ Color: _____
()	()	Chimney () Brick () Stone Chimney must be brick or stone.
()	()	Foundation () Brick () Stone () Stucco Exposed foundations must be brick, stone or stucco.
()	()	Front Porch Steps () Brick () Stone
()	()	Landscaping: All disturbed soil must be covered with sod, seed, pine straw, wood chips or pea gravel.
()	()	Windows / Storm Doors: No unpainted or natural mill-finish or galvanized finish.
()	()	Garage () Side entry () Rear Entry
()	()	Excavation / Topography (Major Changes?) () No () Yes – Diagram attached

**Black Horse Run of Durham Homeowners Association, Inc.
Construction Application And Agreement (continued)**

Other Permanent Structures: Construction information and checklist for:

Applicant	Reviewer	Item
()	()	Outbuildings () Yes () No Description: _____ () Plan attached with complete materials list () Location indicated on site plan
()	()	Satellite Dish () Yes () No () Location indicated on site plan Satellite dishes must be placed behind the house and shielded from the street.
()	()	Propane Tank () Yes () No () Location indicated on site plan () Diagram of screening received (if not buried) Natural gas or propane tanks must be buried or hidden from view from all neighbors.
()	()	Mailbox Post Purchased Only Black Horse Run approved mailbox posts may be used.
()	()	Fence () Yes () No () Location on site plan () Description [picture preferred] including height and materials
()	()	Driveway () Asphalt () Concrete () Brick () Exposed aggregate concrete () Location indicated on site plan Driveways must be paved with asphalt, concrete, brick, or exposed aggregate concrete within one year of the completion of the house. Must meet current NCDOT standards.

Construction Deposit Refund Conditions:

The Construction deposit is \$1,000 and will be refunded provided the following conditions are met.

1. The construction approved in this document must be completed as specified.
2. All debris associated with clearing the site and installing the septic system must be removed from the property.
3. Erosion control measures shall be taken sufficient to prevent any adverse effect on adjacent properties and roadways.
4. Crusher run stone shall be placed on the driveway as soon as possible and maintained throughout the construction period in a sufficient quantity to prevent mud and stone from being tracked on to the street. Sub contractors and material suppliers should instruct drivers to keep their vehicles on the stone.
5. The building site must be kept clean of construction debris and trash during the construction period. This may necessitate frequent cleanup and removal of this material.
6. Driveway must be completed.
7. Minimal landscaping must be preformed as set forth in this document and any disturbed road shoulders in the area of the building site should be graded and seeded.

The architectural review committee, throughout the construction period, will monitor the foregoing conditions. If these conditions are not met satisfactorily or the Association incurs costs related to these conditions the Association may elect to withhold part of all of the construction deposit. If these costs should exceed the deposit, then the association shall have the right to bill the excess cost to the lot owner.

**Black Horse Run of Durham Homeowners Association, Inc.
Construction Application And Agreement (continued)**

() I have received a copy of and understand the Black Horse Run of Durham Homeowners Association, Inc. Covenants, Conditions and Restrictions, the Architectural Regulations and Covenant Highlights. These covenants and guidelines assure and protect all homeowners in Black Horse Run that every home will meet or exceed specific quality standards.

() Miscellaneous _____

I / We accept the terms and conditions of the Black Horse Run of Durham Homeowners Association, Inc. including the Covenants and all conditions set out by this Architectural Review Committee. I / We understand that this Construction Application and Agreement is valid for one year from approval. I / We understand that any changes to the plans or specifications must be approved by the Committee, in writing. I / We understand that if I / We do not comply with the Black Horse Run of Durham Homeowners Association, Inc. covenants, conditions and restrictions and Architectural Building Regulations and Covenant Highlights and the conditions of this document, Black Horse Run of Durham Homeowners Association, Inc. has the right to stop construction. I / We further agree that all disputes will be subject to third party binding arbitration.

Owner's Signature: _____

Date: _____

Owner's Signature: _____

Date: _____

Contractor's Signature: _____

Date: _____

**Black Horse Run Of Durham Homeowners Association, Inc.
Construction Application And Agreement (continued)**

To be completed by the Architectural Review Committee
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() BHR Mailbox Post (purchased) \$75.00 Check No. _____

() Construction Deposit \$1,000.00 Check No. _____

() Association Dues Current ?

Application Attachments:

These Plans and Specifications are approved by the Architectural Review Committee:

Approved By:

Committee / Reviewer Signature	Date
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Committee / Reviewer Signature	Date
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Committee / Reviewer Signature	Date
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Inspected by:

Committee / Reviewer Signature	Date
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Committee / Reviewer Signature	Date
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Construction Deposit Refunded: Check No. _____

Lot Owner Signature	Date
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Committee / Reviewer Signature	Date
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Black Horse Run Of Durham Homeowners Association, Inc.

**Architectural Review Committee
Construction Application And Agreement
Attachment Of Conditions**

Date: _____

Lot Number: _____

Applicant Name(s): _____

Telephone:(Home)_____ **(Work)**_____

The following conditions apply to the Construction Application and Agreement:

- 1)

- 2)

- 3)

Architectural Review Committee:

_____ Committee / Reviewer Signature	_____ Date
_____ Committee / Reviewer Signature	_____ Date
_____ Committee / Reviewer Signature	_____ Date

I / We accept the terms and conditions described above:

_____ Owner's Signature	_____ Date
_____ Owner's Signature	_____ Date
_____ Contractor's Signature	_____ Date