

DATE SUBMITTED / / ,

TOLER'S COVE
REQUEST FOR REVIEW
NEW CONSTRUCTION

- ARC CASE NO.

The following is to be filled out and signed by the owner of the proposed residence.
PLEASE TAKE YOUR TIME IN COMPLETING THIS FORM. This form is to be accompanied by a set of final drawings.

1. Tract Block Lot House Model
 Date lot was purchased (If building house)

2. Owner

Street

City/State/Zip

Phone No.- ()

3. Architect

Address

City/State/Zip

Phone No.- ()

4. Contractor.

Address

City/State/Zip

Phone No.- ()

5. Survey/Professional Engineer.

Address

City/State/Zip

Phone No.- ()

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6. Exterior Material Descriptions

Each of these items MUST HAVE THE TYPE/COLOR/MFG NAME/MFG #

	TYPE	COLOR	MFG NAME/MFG #
WALLS			
FOUNDATION			
ROOFING			
PAVING			
GARAGE DOORS			
OTHER			
TRIM	<u>(MUST BE WHITE)</u>		

Trim must describe exact locations to be used for PAINTING PURPOSES

7. Finish Floor Elevation

	Mean Sea Level Reference	Ground Level Reference
Ground Level (a)		<u>0</u>
First Floor Level (b)		(b minus a)
Second Floor Level (c)		(c minus a)
Third Floor Level (d)		(d minus a)
Highest Roof Level Above MSL (e)		Overall Height of House (e minus a)

8. Square Footage (MUST HAVE DOCUMENTS FROM DEED SHOWING REQUIREMENTS ATTACHED TO THIS FORM)

	Required	Actual
Living Area		
Garage/Carport		
Screened Porch		

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	Required	Actual
Decks		
Other		
TOTAL		

9. Description
- | Bedrooms | Full Baths | Half Baths |
|----------|------------|------------|
|----------|------------|------------|
10. Checklist
- Final Site Plan (sited on topography map, showing drainage, setbacks and Coastal Critical line if applicable) Scale 1/8" =1'
 - Final Floor Plans (Scale 1/8" =1')
 - Final Elevations (Scale 1/8" =1') All four sides
 - Copy of Deed (MUST CONTAIN BUILDING SQUARE FOOTAGE MINIMUMS. IF DEED REFERS TO DOCUMENT IN THIS ISSUE, THEN DOCUMENT MUST BE ATTACHED.)
11. A non-refundable Architectural Review Fee, by separate check payable to Toler's Cove Homeowner's Association, is to be submitted with this request of \$50.00 if there are changes to pre-approved design requested.

As the owner of the proposed residence, I hereby request that the Toler's Cove Architectural Review Committee review the attached drawings for Review.

**TOLER'S COVE ARC
CONTRACTOR'S AGREEMENT**

Architectural Review Committee
Toler's Cove Homeowner's Association
3090 Hwy. 17 N
Mt. Pleasant, SC 29466
Block & Lot No.

For and in consideration of permission and as a prerequisite to performing construction work at Toler's Cove, this is to certify that I have read and understand the Contractor Guidelines contained in the Toler's Cove Association Architectural Review Committee's Guidelines, and I agree that I, my employees, workmen, and subcontractors and their employees will abide by the Guidelines and I will take prompt corrective action on any items noted on the periodic Architectural Review Committee Site Inspection Reports. I agree that any changes that occur to the plans as submitted and approved for this permit must be submitted to the Architectural Review Committee before implementing.

Contractor's Signature

Date

Company Name
(Please Print)

Contractor's Telephone

Company Mailing Address
(Please Print)

Contact Name
(Please Print)

EXHIBIT A
ARC FEE SCHEDULE
Effective October 1, 1996

1. NON-REFUNDABLE REVIEW FEE SCHEDULE

A. New Construction of Single-Family Homes: **\$ 50.00**
If any changes are proposed to pre-approved plans.

B. Additions to Existing Structures

1. New room(s), enclosed porches and any expansion of the enclosed heated floor space which requires new foundations and/or expansion of roof cover:
 - a. more than 500 square feet **\$ 50.00**
 - b. less than 500 square feet **\$ 25.00**

2. Additions of enclosed heated floor space which are created by the enclosure of porches, and/or any other area of a home where an existing roof structure and floor system is utilized and where exterior walls are created or modified: **\$ 25.00**

3. Additions to and/or newly constructed unheated covered porches: **\$ 25.00**

4. The addition of a swimming pool and related decks, etc., to a residential lot: **\$ 25.00**

5. Dock and bulkhead construction, the addition of new decks or changes thereto, replacing screens with windows on existing screened porches (unheated): **\$ 25.00**

6. Window changes, skylights, doors, fences, privacy screens, trellises, roof shingles, paint color changes, landscape changes and other exterior changes which are not covered under other sections of this fee schedule: **\$ 15.00**

EXHIBIT "A"

ENFORCEMENT FEE SCHEDULE

	MINIMUM
1. Non-conforming job sign or failure to erect a job sign	\$100/Day
2. Minor damage to tree	\$100/Day
3. Severe damage to tree	\$500/Day
4. Unauthorized tree removal\$500/Tree + replacement	
5. Damage/Littering to natural areas including marsh	\$500/Day
6. Littered Construction Site	\$100/Day
7. Unauthorized parking of vehicles on adjacent properties, the street, on common property or landscaped areas	\$100/ Per Vehicle
8. Dumpsters placed on or encroaching street	\$100/Day
9. Dumpster overflowing greater than 72 hours	\$100/Day
10. Building material on street	\$100/Day
11. Unauthorized placement of building materials or equipment on adjacent property	\$100/Day
12. Unauthorized minor site/building plan change.....	\$250/Per Occurrence
13. Unauthorized major/suite building plan change *	\$2500/Per Occurrence
14. Failure to complete construction after one (1) year	\$1,000/Month
15. Poorly maintained improved property:	
a. Exterior of building	\$500**
b. Landscaping, natural areas	\$500**
c. Dumping/placing of garbage and/or landscaping debris on common property	\$500**
d. Driveways	\$300**

* Relating to siting of the house on the lot, heights, major roof plane or wall plane changes, and other major changes as determined by the ARC.

** Per first 45 Days from receipt of Notice, then per month.