

DATE: August 4, 2007

**CHOCORUA SKI & BEACH ASSOCIATION ARCHITECTURAL REVIEW
PROCESS AND DESIGN GUIDELINES**

**CHOCORUA SKI AND BEACH CLUB ASSOCIATION IS NOT LIABLE FOR
ERRORS IN LOT LINES. SINCE PAST PRACTICE HAS INDICATED
BOUNDARY PROBLEMS, WE STRONGLY RECOMMEND A SURVEY PRIOR
TO BUILDING**

THE ARCHITECTURAL REVIEW PROCESS AND DESIGN GUIDELINES

DEFINITIONS

EQUIPMENT is defined as an item to support the habitation of a dwelling. i.e. but not limited to propane tanks, generators, etc.

STRUCTURE is defined as a combination of materials assembled at a fixed location to give support or shelter. such as a building, framework, retaining wall, tent, platform, bin, fences over six feet high, sign, mast for radio antenna, or the like. The word "structure" shall be construed, where the context requires, as though followed by the words, "or part or parts thereof."

1. The Chocorua Ski and Beach Club Architectural Review Process is designed to be beneficial to all members of Chocorua Ski and Beach Association. It is meant to provide for safety, health and protection of life and property, incidental to the design, construction, alteration, removal or demolition of buildings and structures.
2. The Architectural Review Process establishes the basis for systematic and uniform review of proposed residential construction throughout Ski and Beach. It will encourage harmonious architectural design, as well as protecting the quality of life and property values within the area.
3. In addition to the Architectural Review Process, there are mandatory regulations and codes at state levels, which also must be complied with. The ultimate responsibility for compliance with these regulations rests with the property owners.
4. The provisions of this review apply to the construction, addition, alteration, equipment, occupancy, location and maintenance of buildings and structures.
5. The Review process provides for the submission of an application to the Architectural Committee for approval. The Architectural Committee shall consist of at least three (3) members appointed by the Board of Directors. The signature of three (3) Architectural Committee members is required to obtain a building permit, within Chocorua Ski and Beach Club Association.

Initial _____
(Amended 7/13/13)

6. New homes must have hard wired smoke alarms with battery back up.
Both
smoke alarms and new oil heating systems **MUST** be inspected by the Fire Department of Tamworth after they are installed.
7. Any home installing a power vent heating system shall also install a hard wired Carbon Monoxide Detector with a battery back up. It is also recommended that existing homes with this type of heating system also install a detector.
8. No structures of any type shall be built on the septic system. (Amended 7/13/13)
9. No driveways of any type shall be on the septic system.(Amended 7/13/13)

BASIS FOR DESIGN REVIEW

The Declarations of Covenants, Restrictions and Easements for Chocorua Ski and Beach provide the basis for reviewing and accepting new building proposals. The Covenants and Restrictions are intended to be mutually advantageous to all members of Chocorua Ski and Beach. These Covenants were established because the concept of architectural review has a long and successful history of assisting in the preservation of the value, character and amenities of residential and recreational communities.

GENERAL INFORMATION FOR BUILDERS

The working hours for construction personnel at Chocorua Ski and Beach will be from 7 a.m. to 7 p.m. Monday through Friday and 8 a.m. to 5 p.m. Saturday. **NO CONSTRUCTION ALLOWED ON SUNDAYS BY A GENERAL CONTRACTOR/BUILDER. PROPERTY OWNERS ARE EXEMPT FROM THE SUNDAY RULE.**

PERMITS

It shall be unlawful to construct, add to, remove, alter, remove or demolish or begin construction, additions, alterations, removal or demolition of a building or structure, or install equipment for the operation of a building or structure without first filing with the Architectural Committee and application in writing and obtaining a permit. **NO LOT SHALL BE CLEARED UNTIL THE BUILDING PERMIT HAS BEEN ISSUED. (Added June 2005)**

Before a permit is issued, certificates of Insurance of contractors listing Chocorua Ski and Beach as additionally Insured shall be submitted, if required. (Amended 7/13/13)

A refundable security deposit of \$500.00 shall be required from the owner, to be held in escrow, without benefit of interest, to defray the cost of road repairs caused by vehicles used in site preparation and construction of buildings, when applicable. To protect the Association's roads, tracked vehicles are not allowed to use Association roads to travel between non-adjacent sites.

For construction of a dwelling, an application must be submitted to the architectural Committee containing:

- A STATE APPROVED PLAN FOR SEPTIC SYSTEM
- SITE PLAN
- ARCHITECTURAL PLAN (Preferred scale $VS = 1'$)
- ELEVATION (Show front, sides, rear, all decks with rails and stairs with rails)
- SPECIFICATONS (Preferred scale $\%'' = 1'$)

1. Applications shall contain the full name and address of the applicant and the owner. If the owner is a corporate body, the application shall contain the name, address of its responsible officer. The application shall also describe briefly the proposed work and shall the Architectural Committee for a thorough understanding of the work proposed may require give additional information as. Application shall be made by the owner, engineer or builder employed in connection with the proposed work. If a person other than the owner makes application a written letter authorizing that person to make such application shall accompany it.

2. Application for permit shall be accompanied by three (3) sets of drawings (to scale) of the proposed work. Two (2) sets of drawings shall be returned to owner upon approval of the permit and the 3rd shall be retained on file by the association.

3. A plot plan shall be submitted to the Architectural Committee for filing with the permit record, drawn to scale in a form and size designated by the Architectural Committee, with all dimensions figured, showing accurately the size and exact location of all proposed new construction and the relation to the other existing or proposed buildings or structures on the same lot. In the case of demolition, the plot plan shall show the building or structure to be demolished and the building or structures on the same lot that are to remain.

4. Any structure/building or equipment to be erected shall be set back not less than twenty-five (25) feet from the front line and not less than twenty (20) feet from any side street lot line. All side and rear line set backs shall not be less than ten (10) feet.

5. Repairs to existing structures may be made without filing an application or obtaining a permit.

6. Within thirty (30) days of submitting the application, the Architectural Review Committee will determine whether or not the application is complete and approve the design as submitted, or reject such application, note findings in a written report to be attached to the application and deliver a copy to the applicant with a copy to the Board of Directors. Any rejection by the Architectural Committee may be appealed to the Board of Directors who will have final approval or disapproval of the rejection. In addition, any questions of an arbitrary nature shall be referred to the Board of Directors for resolution.

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7. With respect to application for construction of buildings, structures, installation of equipment, upon approval of a submitted application, the Architectural Committee will issue the required permits. A copy of the permits will be posted on the premises for public inspection during the prosecution of the work and until completion.

The Architectural Committee shall be given 24 hours notice of the starting of work under a permit.

8. Approval by the Architectural Committee and the issuance of the Chocorua Ski and Beach permits does not preclude the necessity of obtaining a Building Permit from the Town of Tarnworth when required. The Town of Tarnworth's Building Permit shall also be posted with the Chocorua Ski and Beach permit.

9. The Architectural Committee may revoke a permit or approval issued if it finds that there has been any false statement or misrepresentation in the application or plans on which the permit or approval was based.

10. All work performed under a permit issued by the Architectural Committee shall conform to the National Building Code and the Chocorua Ski and Beach Association's By-Laws. The location of all new construction as shown on the approved plot plan or an approved amendment thereto shall be strictly adhered to.

11. A permit under which no work is commenced within six (6) months after issuance shall expire by limitation and a new permit shall be acquired before work is started.

12. All lots in this subdivision shall be used solely for residential purposes. No structure or building shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling together with an unattached garage and shed, or two sheds, one being a maximum of 100 square feet. A third shed may be larger than 100 square feet with the approval of the Architectural Committee. Any garage must be simpatico to the existing residence on said lot.

TYPE, SIZE AND CONSTRUCTION

1. All residences/dwellings erected on any lot in this subdivision shall have a minimum ground floor area of 700 square feet, a maximum height of 35 feet above pre existing ground level and must meet all required egresses.

2. All residences/dwellings erected on any lot shall be built on a poured concrete wall measuring eight (8) inches or more in width plus a footing, as required by code.

3. All foundation walls shall be poured on a full concrete footing and shall meet all required state and local guide lines. All foundations shall be eighteen (18) to twenty-four

(24) inches above ground level. All foundations shall have a minimum number of windows (per code) for the purpose of ventilation.

4. A certified site plan of the foundation footings shall be required to insure the correct location of the structure/dwelling according to site plan submitted.

5. All residences must have private inside bathroom and kitchen facilities.

6. All sanitary plumbing shall conform to the minimum requirements of the Department of Health of the State of New Hampshire and shall not be visible outside the foundation.

7. All structures shall be completed on the exterior six (6) months from start of construction including two (2) coats of paint or stain on any exterior wood surfaces. Exterior walls must be finished with approved siding material. *No concrete block is to be used as an exterior surface unless approved by the Architectural Committee.*

8. Any reasonable change, modification or addition to the original plan shall be considered by the Architectural Committee and if so approved, shall be recorded, and when recorded shall be binding as the original restrictions.

9. No wharf, pier or raft may be erected without approval of the Architectural Committee.

10. The Architectural Committee will not entertain any application for the erection or construction of any trailer, modular type homes or prefabricated homes.

11. Building styles shall be harmonious with existing structures in the development.

12. As of the effective date of these restrictions there is a prohibition on new underground oil storage tanks. The restriction does not preclude lot owners of already existing underground storage tanks from making repairs to the same. All oil tanks shall be inside structures/dwellings.

Sign _____ Date _____ (Amended 7/13/13)

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