

Old

Beech Mountain Lakes Association  
Architectural Control Committee

Permit Fees and Fine Requirement Fees

1. Building permit – New Construction **\$500**
2. Building Permit – Additions
  - 0 – 250 square feet **\$175**
  - 251 – 600 square feet **\$250**
  - over 600 square feet **\$350**
3. Building permit required for re-roofing, re-siding, re-painting. Color selection required. **No fee.**
4. Decks, screened porches, sheds, gazebos etc. **\$25**
5. Driveway permit – for paving driveways on improved lots **\$25**
6. Permit requiring variance **\$100**
7. Permit required for tree removal – DEAD or ALIVE. **No fee.**
8. New construction permit extension:
  - \$25** for every 6 month extension
9. Refundable security deposit on new construction **\$750** to be paid by the builder. This will be used to correct violations, clean up, repair road damage caused by construction and/or construction vehicles, and to pay fines related to violations.

P.V.A. \*

NOTE: All permit fees are NON-refundable and subject to change. Any Fee changes will be available at the Administration Office. The above fees are based upon standard applications filed as one complete submission. Any unusual reviews and/or inspections will be subject to additional costs and will be deducted from any deposits.

Inspection Fees

The following fees are to be paid to BMLA when applying for the permit, and will then be disbursed to the ACC member(s) making the inspection in the absence of a code enforcement officer.

1. Plan submission and final inspection for new dwellings **\$50**
2. Decks, screened porches, sheds, gazebos **\$10**
3. Driveway Paving **\$10**
4. Tree Removal **No fee**

Fines for Violations of Rules and or Covenants

- Rev A
1. TREE REMOVAL – removal of one or more trees without ACC approval - **up to \$1000**  
Three trees must be planted for every tree removed that is over 6 inches in diameter.  
\* Replacement trees must be **NO LESS than two inches** in diameter and measured three feet above the ball of the tree. **Section 13.12**
  2. Construction (including additions, driveways, and outbuildings)– Violations include, size, color, setbacks, shape, lack of building permit, and alterations to approved plans without consent of ACC, BUT not limited to the aforementioned items.  
First violation per lot - **\$100 plus actual remediation**  
Second violation per lot - **\$200 plus actual remediation**  
Third violation per lot – **\$300 plus actual remediation**
  3. Non-construction – includes violations of covenants and rules & regulations. **Section 13 of covenants**  
First Violation - **\$50 and 30 days to correct**  
Subsequent violations – **up to \$300**
  4. CONTRACTORS: Quiet time on Sundays. No construction to be performed by contractors.  
First Violation - **\$200**  
Subsequent Violations - **\$400**

Adopted by the Architectural Control Committee on 5 August 2003

Approved by the Board of Directors on 30 September 2003

Revision A Approved by BOD on December 18, 2003