

HOME CONSTRUCTION GUIDELINES

STONE POINT LANDING

Revised 1/30/2019

The Architectural Review Committee (ARC) is charged with the responsibility of reviewing planned construction for compliance with the Covenants, Conditions, and Restrictions of Stoney Point Landing in Winston County, Book 237, pages 150-165. The objective of the Committee is to maintain a community that has consistent quality of appearance, in order to maintain the value and esthetic integrity of the community. The committee reserves the right to reject any house plans not furthering this objective. These guidelines are furnished in an attempt to simplify and summarize the key requirements and give helpful information. The Covenants should also be reviewed prior to planning construction. The ARC understands that during the construction phase certain adjustments may be necessary to the overall plan and wish to be kept advised of these changes when they occur.

1. Have your lot cleared and cleaned. Every attempt should be made to preserve mature trees and the natural woodland character of the lot where ever construction allows. Except within 20' of the main dwelling, no live trees in excess of 20 inches in circumference (measured 1 foot above ground level) may be removed without prior approval of the ARC.
2. The lot must then be surveyed with pins placed at the corners and the lines flagged. It is most important to locate the 522-ft. lake level, below which Alabama Power Company owns ground. Nothing can be built in this area without being permitted by Alabama Power Company. (Currently this includes docks, retaining walls, etc. No dock can extend more than 1/3 into a slough at summer pool of 510 ft.). FEMA has designated the 524-ft. lake level limit of construction for flood insurance purposes.
3. A plot plan, survey with the house, driveway, and landscaping shown must be submitted to the ARC. Proposed location of well and septic system must be shown. Note, these locations must be approved by the County Health Department. Code setbacks are 10 ft. from lot lines for buildings, zero for driveways, the 522-ft. level and for retaining walls where necessary to prevent erosion.
4. Written approval of home construction plans by the Architectural Review Committee (ARC) is required prior to commencement of any clearing, grading or construction. Care must be taken to preserve the approved septic and repair area. Check with the County Health Department prior to any construction.
5. No dwelling unit should exceed 2 ½ STORIES above the basement.
6. Total heated living space required is 2,000-sq. ft. for properties on the waterfront/1,800-sq. ft. otherwise, exclusive of garages, basements, decks, porches, etc.
7. No exposed foundations are allowed. They must be covered with brick, stone, or stucco.
8. The main structure roof pitch must be at least 8/12 unless otherwise approved by the ARC.
9. The EXTERIOR of the home must be completed within one year of starting construction.
10. Driveway shall be paved in concrete, or asphalt. As a minimum, driveways shall be paved 50 ft from the road. Paving the balance of the driveway is optional. Concrete pipe, galvanized corrugated steel pipe or other approved material is required for driveway culverts. Concrete or other approved decorative materials are required for end dams.
11. EXTERIOR MATERIALS PROHIBITED: vinyl siding, tar paper, asbestos/aluminum siding, imitation brick or stone roll siding, exposed concrete, and concrete block. New materials are continually becoming available and will be considered by the ARC.
12. All gas and oil tanks placed on the property must be buried according to county regulations or screened from view from both the road and the lake. By completion of construction, water system pressure tanks shall be moved inside the house or other structure, and the well head screened from view from both road and lake.
13. Satellite dishes must be screened from view from both the road and the lake.
14. No freestanding towers or antennas are permitted.

15. Garbage cans must be screened from view from the roads and the lake.
16. No dog lots allowed. If fencing is to be used on the property, a sample must be provided and approved by the ARC.
17. For Sale signs no larger than 4 Square feet may be displayed on a lot, one at the front and one at the lake.
18. A dumpster is required during construction and must be located on the lot.
19. A plan review fee of \$250 (check payable to the Stoney Point Landing Homeowners Association) must accompany the set of house plans submitted for review. Plans need to be sent to:

STONEY POINT LANDING HOMEOWNERS ASSOCIATION ARC

c/o Keith Rowe

7834 Caldwell Drive

Trussville, AL 35173

stoneypointarc@gmail.com

Approved plans will be kept by the Architectural Review Committee (ARC) for future reference.

20. Architectural review fee, and road fee must be paid, and Homeowners Association dues must be current before approval of any plans will be given.
21. NOTE: Plans must include a completed Plan Approval Check List; 1 full set of the proposed house plans, (including elevations, floor plans, and roof pitch); a site plan showing house placement, including distances from property lines, driveways, walkways, septic and well placement; and a landscaping plan showing plants, shrubs, decks, fencing, etc. *MATERIALS AND COLORS USED for the exterior of the above, must be approved.*
22. A \$5,000 Road Fee is required when house plans are submitted (check payable to the Stoney Point Homeowners Association). This fee is non-refundable. This fee is required to build a reserve for the Homeowners Association to be used to repair the roads from damage caused by heavy construction traffic.
23. The property owner is responsible for initially placing and maintaining a stone driveway, during construction, to facilitate the delivery and distribution of building materials at a centralized staging area on the subject lot. No materials of any nature are to be unloaded or stored in the road or road rights-of-way. This driveway is to be used before and during construction, to minimize damage to the roads and shoulders of the roads caused by the repeated parking of vehicles, heavy equipment and trucks. During construction and after completion of construction, a Stoney Point Homeowners Association representative will inspect the roads and road shoulders near and in front of the subject property. The owner will be responsible for any necessary repairs.
24. A silt fence is required where necessary during construction to prevent erosion and runoff into the lake or adjoining properties.
25. Your Stoney Point address can be obtained from:

Winston County 911, Assistant Director

PO Box 1237

Double Springs, AL 35553

(205) 489-8911

If a mailbox is to be installed, contact the ARC for suggestions, or submit a selection for approval.

SHORELINE PERMITTING & INSPECTION CONTACT INFO

Remember to call Alabama Power's representatives before you begin a seawall, dock, or begin construction that could affect land below the water storage easement of 522 ft. MSL. Calling first will help avoid headaches later! Please, **BEFORE YOU BEGIN! Call 205-384-7385** for permitting information, and to make an appointment for an on-site visit by one of Alabama Power's shoreline contractors. They now have several new permitting contractors and surveillance folks on Smith Lake:

Stephen Fletcher - Smith Lake Shoreline Manager
Pamela Aaron - Administration
Carey Scruggs – Jasper, Walker and Winston County
K.D. Huey - Floating Contractor for entire Lake
Donny Cagle - Shoreline Surveillance
Ferrell Drummond, floating contractor, Walker and Cullman counties.

In addition to the shoreline permitting and surveillance, APC is also using light aircraft to monitor the lake.