

ATTACHMENT A
OAKRIDGE MOUNTAIN COMMUNITY
DESIGN AND ARCHITECTURAL SPECIFICATIONS

1. Lot survey with proposed location of building(s), driveways and septic system. List all dimensions.
2. Construction schedule time period not to exceed twelve (12) months.
3. Construction permits must be obtained and posted on the applicable Lot prior to breaking ground for construction.
4. Blue print of floor plan and all four elevations. No dwelling shall have less than 1,500 square feet, with at least 1,000 square feet on the ground floor, of finished, heated living space, exclusive of porches, carports, garages, patios, etc., and shall be built on a permanent foundation (refer to the Declaration of Covenants, Conditions and Restrictions for Oakridge Mountain Community for further guidance).
5. The new construction or improvement impact fee of \$.50 per square foot of permitted under roof total square footage for houses and outbuildings and total square footage for other projects must be paid at the time of plan submission.
6. No contemporary, octagon or similar structures (design committee defines similar structures). No mobile homes, manufactured, or pre-fabricated homes.
7. No mass removal of trees or topplings of trees are allowed unless such is necessary for construction, or to prevent a hazard. Furthermore, no large trees shall be removed from the property except in connection with the reasonable requirements of construction or landscaping, or where such trees are dead, damaged or present a hazard.
8. List of Materials:
 - a. Finished siding material must be wood product (log, bevel, channel rustic, etc.
 - b. Roofing material; wood shakes, fiberglass architectural, metal (color subject to approval).
 - c. Stain: Semi-transparent or solid. Paint on exterior subject to approval.
 - d. Finished foundation material: Rock. Walls not exposed to neighbors can be stained stucco.
 - e. Finished Chimney material: Rock or siding matched to house.
 - f. Retaining walls: Concrete finished with rock (stained stucco if not exposed to neighbors), railroad ties.
 - g. Driveways: Gravel, blacktop or concrete
9. Fuel tanks must be underground or covered from view with lattice, etc.
10. Disturbed soil at start of construction must be covered with pine straw or bark for wash control.
11. Detached structures must have design committee approval. Includes gazebos, archways, decorative displays, garage, etc.

12. Job sites must be kept in a neat and orderly manner daily. Removal of cans, bottles, paper, trash, etc.
13. All fences and gates must be approved by the design committee.
14. Numbered house sign and other permanent signs must be approved by design committee. For sale and /or for rent shall not be considered permanent signs; however, such signs must be in compliance with state and local regulations / ordinances. Furthermore, for sale and /or for rent must not be larger than 12 inches by 24 inches and must be aesthetically pleasing as determined solely by the Board of Directors. Unless otherwise approved in advance by the Board of Directors, only one “for sale or for rent” sign will be allowed per Lot and such sign must be posted in the ground. Signs not within these requirements will be removed and returned to the responsible Member.
15. All utility wires and cables shall be placed underground from the GA power pole to the structure. No utility wires shall be run directly from the power pole to the structure.
16. All lots shall be entitled to the use of their respective community water system – Phase 1 and 2 have rights to the ORMCA system except for homes on Oak Ridge Trail while Phase 3 properties shall hook up to the water system provided by Community Services, Inc. All lots are subject to current hook up and maintenance charges from their respective water system.
17. Violations by builder / homeowner subject to fine as defined by Article 5.08 and Attachment B in the ORMCA By-Laws.
18. Any construction in the ORMC requires that all roads be passable at all times for all passenger vehicles. Additionally, after construction, person conducting the construction is responsible for the road being returned to its normal pre-construction condition.