

Crystal Pond

HOMEOWNERS ASSOCIATION

Architectural Review Committee Construction Checklist

1. The CPHA Construction Checklist, signed by the Lot owner, together with the non-refundable fee and the escrow deposit must be received.
2. A successful percolation test with indication of the placement of a septic system must be completed.
3. A survey is to be completed and flagged; 50 foot setbacks flagged; and the proposed location of the house and other buildings staked.
4. Plans are to be submitted to and approved by the Architectural Review Committee
 - a. The lot may not be cleared of trees, shrubs and/or woody undergrowth within 50 feet of the lot perimeter, except for a driveway.
 - b. No structure may be built within this 50 foot setback.
 - c. Clearing of trees, shrubs and/or woody undergrowth shall be no more than 10 times the ground floor footprint of the house.
 - d. The perimeter of the area of trees is to be delineated with a rope or clearly marking the trees to be removed.
 - e. The house shall not exceed two and one-half stories in height.
 - f. A maximum of a two-car garage may be built.
 - g. An out building of not more than 200 sq. foot in ground floor area may be built.
 - h. All Lot dimensions and areas and all setbacks shall be in conformity with the applicable provisions of the zoning bylaws of the Town of Becket or in accordance with variance orders issued by it.
 - i. No private dwelling house shall be erected on said Lots with an above ground floor area of no less than 1 ,500 square feet, exclusive of garage, porches, breezeways and other appurtenances.
 - j. The proposed color of the house and structures along with it's outside covering shall be submitted as part wood)
 - k. No excavation of stone, gravel, sand or earth shall be made on any Lot except for the purpose of building basements or cellars of dwelling houses, septic tanks and leaching fields, wells and subterranean fuel oil tanks or grading, provided any such permissible excavation shall have been first approved.
5. Docks
 - a. In the case of waterfront property docks may only be built after approval of the AR Committee. The plans for the dock as well as color to be approved by the AR Committee.
6. Driveway placement
 - a. No less than 25 feet from property line
 - b. No more than 20 feet wide
 - c. A minimum of 75 ft. in length set back from the road.
7. The well may be dug subject to driveway approval and consistent with the Town of Becket Building Code
8. The footprint of the house, septic, leach field, and any other building plans must be staked on the ground, consistent with the approved plans.
9. Once construction is commenced, the exterior shall be in a completed state within six months of commencement.

Lot Owner Signature and Lot Number _____

Date _____