

WILLIAMSBURG PLANTATION HOMEOWNER'S ASSOCIATION REQUEST FORM FOR ARCHITECTURAL CHANGE

Williamsburg Plantation Homeowner's Association, Inc.
1512 Gum Branch Road
Jacksonville, NC 28546

Property Address: _____

Owner's Name(s): _____

Phone: _____ **Email:** _____

Date Submitted: _____

An application form should be submitted for any construction or addition to the exterior of your building or grounds. If in doubt about your particular project, contact the Advantage Gold Realty.

The object of requiring a homeowner to file a change request form is to ensure that your planned improvement conforms to the covenants and by-laws, enhances the beauty of the community, maintains the architectural harmony of the community, and in no way inconveniences your fellow homeowners. It also enables the Board of Directors to determine what information and assistance it can give in order to expedite completion of your planned improvement.

Proposed Modification / Improvement

Type of Modification:

- ☐ Exterior Painting
- ☐ Roof Replacement
- ☐ Fence Installation/Modification
- ☐ Landscaping
- ☐ Deck/Patio
- ☐ Other: _____

Detailed Description of Proposed Work:

Estimated Start Date: _____

Estimated Completion Date: _____

The following information must be included with this request form:

- ☐ Site plan / Plot Plan / Sketch showing location of modification
- ☐ Material and color samples (if applicable)
- ☐ Contractor's proposal / estimate
- ☐ Photos of current property condition
- ☐ Built Upon Area Calculations – See Next Page how to Calculate your BUA.

**WILLIAMSBURG PLANTATION HOMEOWNER'S ASSOCIATION
REQUEST FORM FOR ARCHITECTURAL CHANGE**

Built-Up Area (BUA) Information Form
(To be submitted with ARC Request Form)

Homeowners Association Neighborhood Section: _____
Property Address: _____
Modification Description: _____

Section 1 – Property Details

- Lot Size (sq. ft.): _____
 - Total Permitted BUA (sq. ft.): _____
-

Section 2 – Current Construction

- Existing Ground Floor Area including concrete/patios/walkways (sq. ft.): _____
 - Total Existing BUA (sq. ft.): _____
-

Section 3 – Proposed Modification

- Proposed Additional BUA (sq. ft.): _____
- Revised Total BUA (Existing + Proposed sq. ft.): _____

To find out your BUA, please visit your tax card and input your property address (A Sample Tax Card is attached)

<https://tax.onslowcountync.gov/itspublicon>

Attached is a sample Tax Card with the Values that you will need to add to Calculate your BUA. If the BUA is close to the allotted BUA for your Lot, the Board of Directors will Require a Survey.

Neighborhood Allotted BUA Amounts

Emerson Park: 3,188 Sq. Ft.

Huntington Park: 3,480 Sq. Ft.

Hyde Park: 3000 Sq.Ft.

Kensington Park (Section 1): 3,660 Sq. Ft.

Kensington Park (Section 2): 3,650 Sq. Ft.

Regency Park 3, 000 Sq. Ft.

Richmond Park: 3,000 Sq. Ft..

St. James Park: 2,846 Sq. Ft.

**WILLIAMSBURG PLANTATION HOMEOWNER'S ASSOCIATION
REQUEST FORM FOR ARCHITECTURAL CHANGE**

NOTE: Before submitting your request, please read your covenants. They can save you time and expense. Approval is based on the guidelines found in the covenants. If the improvement is not addressed in the covenants, the final decision will be based on type, size, style and location of the requested improvement. Covenants can be found on the web site at www.advantagegoldrealty.com or you can contact Advantage Gold Realty via email at hoa@advantagegoldrealty.com

Homeowner Acknowledgment

I certify that the above information is true and accurate to the best of my knowledge. I understand that **ARC approval does not override city/county building codes** and that I may still be required to obtain municipal permits. I understand that **no work may begin until written ARC approval is received**. I agree to comply with all HOA guidelines, local codes, and permit requirements.

UNDER NO CIRCUMSTANCES DOES APPROVAL BY THE HOMEOWNER'S ASSOCIATION INDICATE FULL AUTHORIZATION.

If the homeowner proceeds without all necessary approvals, he/she may be subject to legal proceedings as well as having to remove all unauthorized improvements.

Owner's Signature: _____ **Date:** _____

Owner's Signature: _____ **Date:** _____

Board of Directors/ ARC Committee Review (For Office Use Only)

Date Received: _____ **BOD Signature:** _____

ARC Decision:

- ☐ Approved
- ☐ Approved with Conditions
- ☐ Denied

Conditions / Notes:

WILLIAMSBURG PLANTATION HOA INC
C/O ADVANTAGE GOLD REALTY INC
1512 GUM BRANCH RD
JACKSONVILLE, NC 28540-5216
ACCOUNT NUMBER: 130865002

Tax Districts

ONSLOW COUNTY, JACKSONVILLE

Appraiser Area: AH

Visited By: on 09/01/2021

Information Source: 11 - REVAL LAND

NOTES	PERMIT INFORMATION				SALES INFORMATION					
	Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
					6/29/2010		0	V	3429/0875	N
					5/15/2002		0	V	1847/0215	N
					Ratio:					

L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJ	ADJUSTMENT CODE	ADJUSTED UNIT PRICE	VALUE
1	41	COMMON AREA	1.00000	G	100			100	100
2	41	COMMON AREA	5.02000	G	100			100	100
				Add up Totals for the Outbuilding Data Area Only					
		Total Market Land	6.02000						200

[illegible]

