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.

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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.

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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:
	rs/ ARC Committee Review (For Office Use Only)
Date Received:	BOD Signature:
ARC Decision:	
☐ Approved	
☐ Approved with Conditions	
□ Denied	
Conditions / Notes:	

PARCEL: 060263

WILLIAMSBURG PLANTATION HOA INC C/O ADVANTAGE GOLD REALTY INC

1512 GUM BRANCH RD

JACKSONVILLE, NC 28540-5216

Onslow County, North Carolina

Tax Districts

ONSLOW COUNTY, JACKSONVILLE

Routing Number:23450001

Appraiser Area: AH Tax Year: 2026 Reval Year: 2022 Visited By: on 09/01/2021

Information Source: 11 - REVAL LAND

ACCO	JN TNL	JMBER: 130865002	2																	
		PARCEL INFORM	PROPERTY DESCRIPTION								VALUE SUMMARY (COST APPROACH)									
ADDRESS: 450 WILLIAMSBURG PKWY JACKSONVILLE NC 28540							SCOCCER FIELD <mark>S1 HYDE PARK</mark>								LAND VALUE:					
															LAND VALUE: 20 BUILDING VALUE:					
NBHD:		2345-HYDE PARI									OBXF VALUE:									
TOWNSHIP: 110 - JACKSONVILLE															APPRAISED VALUE: 20					
MAP #: 339A-194						rteignbernedd beetiens								DEFERRED VALUE:					0	
PIN #: 436804734279					ASSESSED VALUE:									200						
						Subo	d: 38/17	_						TAX EXE					ot Available	
		NOTES				PERMIT INFORMATION								SALES INFORMATION						
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		Total Market Land			6.0	2000			UTBU	II DINIC		- A							200	
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Total OBXF Value

Page 1 of 2

LAST UPDATED 1/10/2025 9:18:23 AM BY nlyopp

0

Parcel: 060263 WILLIAMSBURG PLANTATION HOA INC	Ons		Year: 2026 Year: 2022						
BUILDING DESCRIPTION	BUILDING SKETCH								1 1001. 2022
MODEL:									
STORY HEIGHT:									
STYLE:									
CLASS:									
EXTERIOR WALL:									
ACTUAL YR BLT:									
EFFECTIVE YR BLT:									
YR REMODELED:									
HEATING FUEL TYPE:									
HEATING SYSTEM:									
TOTAL ROOMS:									
BEDROOMS:									
BATHROOMS:									
HALF BATHROOMS:									
ADDTL FIXTURES:									
FIREPLACE:									
UNFINISHED AREA: FINSHD BSMNT AREA:									
FLOOR:									
FOUNDATION:									
INTERIOR WALL:									
ROOFING TYPE:									
ROOFING MATERIAL:									
GRADE C&D:									
CONDITION:									
BUILDING COMPUTATION									
NEIGHBORHOOD FACTOR:									
REPLACEMENT COST NEW:									
PHYSICAL DEPRECIATION:									
REPLACEMENT COST NEW LESS DEPR:									
PERCENT COMPLETE:									
FUNCTIONAL OBSOLESCENCE:									
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HEATED AREA:									
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VALUE PER SQUARE FOOT TOTAL:	Add up	Area Totals for	the Buildin	g sections	on the	ist 1100	ronly		
VALUE PER SQUARE FOOT TOTAL:	BUI	LDING SECTION	NS						
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