

Before You Build

This document has been prepared by the Board of Directors of Hurricane Ridge Property Owners Association (HRPOA) to assist property owners and their contractors in complying with the current Restrictions and Easements of Hurricane Ridge Subdivision in order to protect the subdivision during construction and to help property owners avoid the problems that others have faced.

This document is not intended to address improvements to a lot for the purpose of increasing its value or preparing it to market. Such improvements (putting in a driveway, removal of underbrush, or clearing a rough location for a building site) also require the prior approval of the Architectural Committee before work can begin but may not require payment of impact fees and construction drawings. However, be advised that such work performed and approved by the Architectural Committee does not indicate preliminary approval of subsequent submittal of site drawings, building location, retaining wall, etc. Final approval for building will be based on compliance with all requirements in this document and in the Deed Restrictions.

To assist you through the building process and avoid confusion, your main POA contact will be the Chair of the Architectural Committee. A Current list of all POA Officers and phone numbers can be found on the website www.hurricaneridgenews.org as well as a copy of most recent Bylaws.

1. Road Use:

First and foremost be certain that your contractor/builder is aware of the following restrictions to use of our roads:

- Speed Limit: 15 MPH Up and down
- Use 4 wheel drive or front wheel drive private vehicles
- Drive outside on all switchbacks
- Tandem truck load limit is 17 Tons
- Single rear axle truck limit is 7 Tons
- No construction equipment trailers behind trucks

2. Deed Restrictions:

You should have been provided a copy of the Deed Restrictions and Easements by your attorney at the time you purchased your property. You shall also obtain a current survey which locates accurately the boundaries of your lot to prevent problems caused by older mountain survey lines.

The board has the duty and authority if necessary to enforce the Restrictions (by legal action including property liens if necessary). Please study the document “Restrictions and Easement Hurricane Ridge Subdivision” before choosing the construction site and before spending money on plans for any new structure, addition, or remodeling. Comply with all the deed restrictions. Go over details with your general contractor/builder.

3. The Contract to Build:

The property owner is always the one responsible for complying with deed restrictions. Therefore, the Board of the POA recommends writing contract clauses that require your contractors to comply with those restrictions. Also include clauses that make your contractor responsible for all the actions of any subcontractors and to provide storage and removal of on-site trash.

4. Septic Feasibility Inspection:

Before you begin construction, an inspector from Haywood County Health Department must check your site and approve the use of a septic tank system. Apply for inspection at 2177 Asheville Road, Waynesville. Take a plat or sketch of your lot showing the planned structure site. There will be a fee. An official will meet with you later for the on-site inspection.

5. Construction Plan Approval:

With the septic system approval in hand, submit a full set of plans to the Chair of the Architectural Committee of the POA for approval. Show floor plans, elevation, and materials of construction. Include a site plan, prepared and stamped by a licensed professional engineer, architect and/or land surveyor showing the location of all grading, excavating, retention walls and construction. This is necessary to ensure compliance with setback requirements found in the deed restrictions. Once your plan is approved, the Chair of the Architectural Committee will provide you and the Treasurer with written confirmation.

6. County Approval & Slope Ordinance:

You must submit site and building plans to the appropriate county health and building authorities for approval to ensure compliance with building codes and slope ordinances.

7. Pre-Construction Fees:

After receiving plan approval and before starting any site work, contact the Treasurer of the POA and pay the fees for **water impact (\$2,143.00) and road impact (\$2,143.00)**. The Treasurer will then give joint permission to you and the approved POA water contractor, currently Jeff Parris, to begin site work. The POA is responsible for bringing the water line to your site work. The POA is responsible for bringing the water line to your property using the current recommended equipment and materials by our water system engineer and those required by the State Code. The POA will pay time and materials to install the first segment to the property line.

You will be responsible for paying for segment two which extends from the first cutoff valve as well as the non-freeze hydrant. Once you have been notified by the Treasurer, you may contact Jeff Parris directly to arrange for the water tap on.

Once you have begun construction, you will be subject to the annual water user/homeowner assessments. **For 2026, Assessments were:**

- **Water User Fee (\$1060.00); lot owner fee (\$565.00)**

8. Plumbing:

All work on the water main side of the outside cutoffs must, by law, be done only by the POA's contractor. For all work on the house side of the cutoffs, you or your contractor will hire a plumber. A pressure regulating valve must be installed inside the house. The POA Board strongly urges you to verify that the plumber is competent to design and install a plumbing system that can be easily and totally drained for freeze protection, or "winterizing the house".

9. Start of Site Work:

The Board recommends that you pay all fees and gather all permits and approvals BEFORE moving any earth. Have your contractor on hand to guide the grading and excavation.

10. General:

- A. The Restrictions and Easements clearly define a process for removal of all trees larger than 6 inches in diameter outside your home site. We suggest that you do not make plans to cut trees until your home is near its completion. Only then will you be able to determine your view and needs for shade, etc.
- B. Some workmen will be traveling to the jobsite in their own vehicles. Many do not have 4-wheel drive, and must drive pickup trucks. These vehicles are particularly damaging to the roads. We ask these vehicles be parked at the bottom of the mountain. Roadside parking is available at the Cattle Gap and at Blackberry Lane.
- C. Materials and trash hauled up or down the mountain in the back of open truck beds must be covered or contained to prevent littering the roadside.
- D. Out of courtesy to the current property owners, please insist that the construction site be kept clean and free of litter. Fires have proven to be a hazard and a pollutant, so please do not permit the workmen to burn trash or other material.
- E. This development belongs to ALL Property Owners. Enforcement of these Regulations and Deed Restrictions must be of necessity, by "Neighborhood Watch". Violations should be reported to the Property Owner by the person observing them. Any valid complaint of a violation by a Property Owner should be considered as coming from the HRPOA. The Board of Directors should be kept apprised.

Appendix A

Detach this page, sign and return by mail to the Chair of the Architectural Committee at the HRPOA address below.

Architectural Committee
Hurricane Ridge Property Owners Association
547 Ridge Top Circle
Clyde NC 28721

I (we), owners of Lot(s) _____, and the owner's contractor/builder have read and agree to comply with the stipulations contained in the "Before you Build", Deed Restrictions, and Bylaws documents.

Owner(s) _____

Date _____

Contractor/Builder _____

Date _____

Revision history

Date	Change	
12/1/2025	Updated Impact Fees and Annual Water/Maintenance Fees	