

## **JORDAN'S CROSSING HOA SPECIFICATIONS FOR BUILDERS**

CONSTRUCTION IN JORDAN'S CROSSING SUBDIVISION MUST MEET ALL STATE OF GEORGIA AND PICKENS COUNTY HEALTH AND CODE REQUIREMENTS AND REGULATIONS.

CONSTRUCTION MUST MEET ALL REQUIREMENTS SET FORTH IN THE JORDAN'S CROSSING HOA SPECIFICATIONS FOR BUILDERS.

All house blueprints, elevations, and plans, including but not limited to exterior colors, exterior siding, exterior architectural details, landscaping, etc. must be submitted to and approved by the Jordan's Crossing HOA Architectural Review Committee (ARC).

The acceptable standard is to provide elements of architectural richness and variety for each individual residence, while providing an appropriate design to the level of quality intended within Jordan's Crossing Subdivision.

The construction of any house in the subdivision shall be completed within twelve (12) months from the actual beginning of the construction. The beginning of the construction shall be such time as the builder, owner, or agents of employees begin to grade or clear a lot or start any actual work towards the construction of the house. No lumber, brick, stone, cinder block, concrete, or any other building material, scaffolding, mechanical devices, or similar items used for building purposes shall be stored on any lot except for the purpose of construction on such lot longer than the length of time reasonably necessary for the construction for which same is to be used.

All lots of the subdivision shall be for residential purposes only. No buildings or other structures shall be erected, altered, placed, or permitted to remain on any other lot than one single-family dwelling with garage or carport facilities.

No lots shall be re-subdivided nor shall more than one house be erected on any one lot.

No mobile or other modular home shall be placed or erected on any lot of the subdivision. No old, new, complete, or used house may be moved onto any lot.

No house or other structure shall be located on any lot nearer to the front line or nearer to the side street line than the building setback shown on the recorded plat of the property. No house or other structure shall be located nearer to any inside lot line or rear lot line than is permitted under the existing zoning and building ordinances and regulations of Pickens County, Georgia, within the zoning district in which this property is located.

1,800 square foot minimum heated living area on the main floor is required for all houses on Hawkins Ridge. 1,600 square foot minimum heated living area on the main floor is required for all other lots.

Any foundation or retaining wall facing the roadway is to be faced with brick or stack stone. The visible exterior of any concrete blocks or foundation shall have an exterior finish of rock, brick, stucco, or similar covering, or shall be painted to match the siding or paint of the structure.

All home heating fuel storage containers, be it propane, natural gas, or petroleum shall be installed in-ground, or out of plain sight, when the homeowner's lot is viewed from the street.

No individual sewage-disposal system shall be permitted on any lot unless such a system is designed, located, and constructed in accordance with requirements, standards, and recommendations of the Georgia Department of Public Health. Approval of such systems installed shall be obtained from such authority.

Cemplank siding or equivalent is to be used on all exterior walls. Vinyl siding is expressly forbidden.

All roofs are to be roofed with black, slate gray, or weather wood architectural or imitation architectural shingles.

Where practical, side entrances in the structure for access to cars will be required.

Sod will be required for all front yards.

Mailboxes are required. New home construction mailboxes must be installed by the builder after the designs are submitted and approved by the HOA/ARC. Types of boxes approved are custom stone/brick or an all-black box with black post made from cast aluminum, ironwork, or steel. It will be the responsibility of the builder to install the mailbox properly.

#### **ALL BUILDERS ARE REQUIRED TO:**

Present ALL blueprints and plans for each buildale lot to the HOA Architectural Review Committee (ARC) in a timely manner for review. Submission of plans is required for each build, regardless of previously submitted plans by any builder being approved for the same or similar plan.

Have silt fences and straw/mulch in place as soon as possible.

Keep lots free of trash and keep at least the first six (6) feet, measured from the edge of the road/curb, mowed and cleared of all downed trees, branches, brush, and weeds during construction. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. All lots and the roadway will be kept clean and free of debris and excess building materials.

Before the issue of a closing letter, all builders are required to submit proof of a final Certificate of Occupancy (CO) at the completion of the work. Letters will not be issued for unfinished construction.

Revised June 2021

**ACKNOWLEDGEMENT OF JORDAN'S CROSSING  
SPECIFICATION FOR BUILDERS:**

I hereby acknowledge the receipt of the Jordan's Crossing HOA Specifications for Builders and understand the responsibility to abide by the standards described herein and obtain all necessary approvals from the Jordan's Crossing HOA Architectural Review Committee (ARC).

Acknowledgement must be signed by the property owner and the builder, and witnessed by either an appointed member of the Jordan's Crossing HOA Board of Directors or by a Notary Public (with seal).

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Property Owner: Signature

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Print Name

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Date

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Witness: Signature

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Print Name

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Date

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Builder: Signature

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Print Name

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Date

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Witness: Signature

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Print Name

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Date