



The Bent Creek Homeowner's Association Board of Directors, based on the recommendation of the Architectural Review Committee, has established, EFFECTIVE IMMEDIATELY, an owner/contractor/ builder **APPLICATION FEE of \$500** for all **Primary Residence , Detached Garage/Outbuildings** plans submitted for approval in the Bent Creek Covenant covered properties (Bent Creek, Bent Creek West, Fieldstone, Dandridge I & II, Worthington & any annexed properties in the future).

\$100 of the Application Fee is non-refundable. It will be used for property and roadside inspections to insure the owner/contractor/builder is adhering to all the Covenants, the 12-point acknowledged checklist below, and the Architectural plans submitted and approved by the Board for construction on the property.

If, during the inspections by the BCHA Architectural Review committee or its assignee, violations are noted, the contractor will be immediately notified. If immediate remediation is not performed, the violation will be corrected out of the remaning funds of the Application Fee, up to \$400. If the cost of remediation is greater than \$400, the contractor/owner/builder will be billed by the BCHA for payment. If payment is not made with 21 days, a lien will be filed against the property. It is not the desire of the BCHA to collect this fee, instead, it is our desire to obtain compliance with the agreed-to checklist and with the *Covenants, Declarations and Restrictions* as adopted and attached to each property. The remaining amount of the \$400 will be refunded at the conclusion of the project with compliance to the checklist and the Bent Creek Covenants. Proof of project conclusion must be shown.

The plans, when submitted, must be accompanied by your check or money-order for the full amount of \$500 prior to being reviewed by the Architectural Review Committee. Any plans submitted for approval without this application fee will not be considered. Please submit all plans in person at the Clubhouse at 22 Creedmoor during regular business hours.

Please read carefully the attached checklist and note your agreement by initialling each line. If there are any questions or concerns, your issue must be directed to the A/R Committee in writing for consideration. If necessary, these issues/concerns will be directed to the BOD during their regularly scheduled meetings where your petition will be heard.

Please call (61) 408-8132 if you need more information for plan submittals.

Thank you for selecting Bent Creek or its associated properties for your new home construction.

Regards,  
Bent Creek Homeowner's Association  
Board of Directors

**Acknowledgement of Application Fee Received:**

**SUBDIVISION:** \_\_\_\_\_ **LOT #** \_\_\_\_\_

**Collected:\$** \_\_\_\_\_ **Dated** \_\_\_\_\_ **Name** \_\_\_\_\_

**Check #** \_\_\_\_\_ **MoneyOrder #** \_\_\_\_\_ **received by:** \_\_\_\_\_

# BENT CREEK

1993

## HOMEOWNERS ASSOCIATION

The following items must be submitted before plans will be accepted for approval:

1. Two copies of a **scaled** site plan with house, driveways, and setback lines drawn. The Site Plan MUST include proposed lot clearing for house placement (designated clearing plan) as well as any description / drawing of excavation work necessary for house placement (if excavation required). It is not desirable for lots within the BCHA properties to be cleared of all trees. Clearing within the 10 foot buffer is not allowed except by A/R approval and only with extenuating circumstances noted.
2. Two sets of plans including square footage (h/c) of the home to be approved, lot number including both the Contractor & Owner contact name and phone number. The house plans must show the front, rear, left, and right elevations along with floor plan. Proposed brick to be used should be expressed on the submission form. (Note: one set will be returned after approval. Both sets will be returned if not approved.)
3. Failure to comply with this signed agreement and the Covenants, Conditions & Restrictions for Bent Creek and any supplemental amendments made may result in non-approval of any future requests for approval to construct or contract any residential building within Bent Creek and its annexed properties.

---

The following **CHECKLIST** is **acknowledged by initials of applicant at the time of plan submission to the BCHA Architectural Review Committee for approval:**

1. \_\_\_\_\_ Agrees to abide by **ALL** Covenants (Attached; also found on [www.dennispierce.com](http://www.dennispierce.com): Developments>Bent Creek>Covenants)
2. \_\_\_\_\_ The brick type should be of a different color or type than the immediately surrounding homes. It is specified here as: \_\_\_\_\_.
3. \_\_\_\_\_ Silt fences or other means of appropriate erosion control, such as bales of hay are required to prevent run-off on adjoining properties and the street. The Silt Fences MUST be kept in good condition and checked from time to time to insure against silt / dirt erosion onto adjoining properties.
4. \_\_\_\_\_ The site should be kept clean at all times. (No unsightly lots, trash laying around, construction debris kept from blowing on adjacent property)
5. \_\_\_\_\_ Portable toilets are required on the site during all phases of construction.
6. \_\_\_\_\_ No clearing outside of submitted lot clearing plan nor at any time within 10 feet of the side and rear property lines.
7. \_\_\_\_\_ **Strings/flagging to mark the lot boundary lines and buffer **MUST** be installed before clearing lot.**
8. \_\_\_\_\_ No burning of trash or debris AT ANY TIME on the site, nor burying of any trash (construction debris) on the site.
9. \_\_\_\_\_ During pouring of footings, foundation and driveways, the concrete trucks **MUST NOT** clean out troughs nor chutes on other lots or ditches. Excess concrete can only be discharged on your property during these construction steps.
10. \_\_\_\_\_ Agrees to abide by required setbacks on front, rear, and sides unless a variance is granted (in writing) by the ARC or the BCHA Board.
11. \_\_\_\_\_ **Signage** showing Owner, Contractor and contact numbers must be displayed on the site during the construction phase of the project.
12. \_\_\_\_\_ Agrees to contact Lamar County for the required driveway culvert size, to obtain the culvert from the County, and install the culvert prior to any driveway installation.

# BENT CREEK

1993

## HOMEOWNERS ASSOCIATION

By signing below, I agree to the check points set forth and to the ***Covenants, Conditions & Restrictions of Bent Creek*** (and its associated properties). I acknowledge that I will abide by these rules & regulations governing my actions during construction on this property.

I also acknowledge that my failure to do so may result in not being approved for future projects in Bent Creek & its annexed properties.

Any changes to the submitted plans (Structural, lot clearing, excavation) **MUST** be submitted for review & approval prior to commissioning of work.

Subdivision \_\_\_\_\_

Lot # \_\_\_\_\_

### Owner

### Contractor

Name: \_\_\_\_\_

\_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Contact Info

Home: \_\_\_\_\_

\_\_\_\_\_

Cell: \_\_\_\_\_

\_\_\_\_\_

Work: \_\_\_\_\_

\_\_\_\_\_

License  
Number: \_\_\_\_\_

\_\_\_\_\_

Must be signed by both Owner & Contractor

Signed: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

☐

Check here if Owner / Contractor are same.