

# James Plantation Owners Association, Inc.

C/O HECHT Property Management, LLC  
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## **Architectural Control Committee -**

### **Hardscape & Landscape Modification Guidelines**

The James PLantation Architectural Control Committee (ACC) is comprised of volunteer homeowners, who care about preserving the architectural style and character of the James Plantation community. Many Homeowners choose a covenant controlled community in order to preserve and protect property values. The mission of the James Plantation ACC is to ensure any exterior improvements harmonize with existing surroundings and structures. The following guidelines are provided for the James Plantation Homeowners who wish to make hardscape or landscape improvements to the exterior of their home or property.

James Plantation Homeowners must submit the attached application for all hardscape/ landscape modifications to the Architectural Control Committee for review. Please ensure to read your Covenants, Conditions & Restrictions (CCRs) before making an application. Even if you believe you have met the required guidelines, you must still receive a formal written approval from the ACC before commencing work. The ACC reserves the right to request more information to clarify the application.

The ACC will review and then make recommendations or approvals within thirty (30) days after receipt of a completed application.

No Damage Deposit is required, however any road damage caused by a Vendor is the Homeowners responsibility.

Installation prior to the written approval will subject the Owner to penalties and/or fines, including without limitation immediate removal of the modification at Homeowner's sole responsibility and expense if the modification is not approved.

To ensure a prompt response to your application, please make sure that the information provided is complete, that additional submission requirements are included, and that you have signed and dated the application. Send completed requests to:

- MAIL:  
James Plantation Owners Association  
Attn: ACC Review  
885 NC Hwy 16 Suite B  
Denver, NC 28037
- EMAIL:  
[HOA@HechtPropertyMgmt.com](mailto:HOA@HechtPropertyMgmt.com)
- FAX:  
704-631-3495

Governing documents for the James Plantation community may be found online at:  
<http://www.hechtpropertymgmt.com/associationmanagement/JamesPlantation.html>