

Steps for Architectural Control Committee Approval

When Building a New Home at Indian Lake Estates

1. Homeowner must submit the ACR Check Sheet with all required information.
2. Homeowner must pay the required impact fee. Check should be made payable to 'Indian Lake Club, Inc.' and sent to the following address:
 - Indian Lake Club
 - PO Box 371
 - Lake Toxaway, NC 28747
3. Homeowner must submit copy of lot percolation test and county percolation test approval, including number of bedrooms the site is approved for.
4. Homeowner must submit copy of construction permit from the County.
5. Homeowner must submit the following:
 - a. Survey showing:
 - i. the lot with the house footprint,
 - ii. setback dimensions of house from front and side lot lines,
 - iii. setback dimension of house from shoreline if the lot is on one of the lakes,
 - iv. location of septic tank and septic drain (leach) field on the lot,
 - v. location of driveway if a driveway is planned.
 - vi. area to be cleared of trees and vegetation.
 - b. Construction plans including:
 - i. a foundation plan,
 - ii. floor plans,
 - iii. elevation views.
6. Homeowner must indicate side property lines on lot by placing survey ribbons on the trees and must also mark the survey pins on the lot corners with ribbons.
7. Once all above steps are complete, the homeowner must notify the chair of the Architectural Control Committee to request ACC review and approval to build. Approval or rejection will occur in 30 days of this notification. Current chair of the committee is Rich Firebaugh rfirebaugh@aol.com 727.480.3500