

1. Why does our community have an Architectural Control Committee (ACC)?
A. The VHOA is a restricted community. The ACC is required by our Property Restrictions to assure that the design, location and appearance of buildings, sheds, patios, fences, etc., are consistent with our community standards, to conserve our forested community, and to maintain our property values.
2. What does the ACC have to approve?
A. The ACC approves the design and location of all construction, as well as the selection and removal of any trees, before any work begins.
3. What is the Building Requirements Packet?
A. The Building Requirements Packet (Building Packet) describes the construction project in detail and must be approved before any lot clearing or construction work begins. It also specifies the nature of intermediate inspections during the construction phase.
4. Where do I get a copy of the Building Packet?
A. At the VHOA office. Ask the guard at the SilverLeaf Villages Resort main entrance on Highway 2661.
5. Is there a construction fee required?
A. Yes. Each type of project has a Construction Fee described in its appropriate Building Packet. Some projects may have their fee reduced or waived; refer to Clarification 6 listed on our VHOA webpage.
6. I am considering a project, but I don't want to have to pay the construction fee until I know more about the ACC requirements, inspections and approvals.
A. Call the VHOA office to talk with a member of the ACC about your proposed project.
7. Do I have to get a Building Packet completed and approved for a garage, shed, patio or fence?
A. Yes. Call the VHOA office to talk with a member of the ACC for requirements related to your project.
8. What building codes are used for residential construction?
A. The International Building Code and the National Electrical Code.
9. Are there intermediate inspections required during the construction?
A. Yes. Each Building Packet defines the ACC requirements and inspections.
10. May trees be removed and other pre-construction lot preparation be started without ACC approval?
A. No. We take conservation of our community natural resources very seriously. Unapproved lot clearing is subject to violation remedy assessments to the property.
11. So when can I begin my pre-construction lot preparation?
A. Only after you have submitted a completed Building Packet and have received ACC approval.
12. Do I have to get a Building Packet completed and approved for interior remodeling?
A. Probably not, but the scope of work determines the need and requirements for ACC approval. Call the VHOA office to talk with a member of the ACC for requirements related to your project.
13. I have no building project, and I only want to remove some trees from my lot. I'm not building anything. Why do I have to have ACC approval before I cut any trees down?
A. Every person has different ideas about which and how many trees are OK to cut down. Our community property restrictions require ACC approval to ensure a uniform application of our community's forest and environmental conservation requirements.