

FAQ's - Building at Bell Mountain

Welcome to Bell Mountain!

Below are some very important facts you need to know before building your new home in the Bell Mountain Subdivision. The below Frequently Asked Questions (FAQ's) contain important excerpts from our protective covenants and bylaws intended to offer you a quick reference. However, **you must read and become familiar with both the covenants and bylaws in their entirety before starting any new building project.**

QUESTIONS	ANSWERS
<i>To whom do the covenants and bylaws apply?</i>	All real property in the Bell Mountain Subdivision is subject to the protective Covenants and Bylaws. This includes all houses, outbuildings, and land <i>[Article II of the Covenants and Section 1 of the Bylaws]</i> .
<i>Am I permitted to use my lot for commercial purposes?</i>	No , lots are for residential and recreational purposes only; however, short-term rental of a residence is allowed <i>[Article III of the Covenants]</i> .
<i>What type and size of residence is permitted to be built?</i>	A single-family residence of not less than 1,200 square feet. No single-wide or double-wide homes or buses, no manufactured homes or other pre-fabricated structures that are delivered on a permanent frame with attached wheels, even if the hitch and wheels are removed prior to occupancy are allowed <i>[Article III of the Covenants]</i> .
<i>Are there restrictions on the style of the residence?</i>	The residence must be suited to the terrain and surrounding area and be consistent in appearance with the architecture and styles of existing structures in the Bell Mountain Subdivision. All structures must be 15 feet from any property <i>line</i> <i>[Article III & Article VII of the Covenants]</i> .
<i>Are there restrictions on the timing of the construction?</i>	Once construction begins, the exterior must be completed within 1 year <i>[Article III of the Covenants]</i> .
<i>Are outbuildings allowed?</i>	Yes, you may construct 1 large outbuilding for storage of cars, boats, and/or RVs. This outbuilding must be totally enclosed and may not be used as a residence. Up to 3 smaller outbuildings are permitted, such as garden sheds, gazebos, picnic areas, open carports, children playsets, etc. Outbuildings existing on any lot on January 1, 2013, are presumed to comply with the covenants ("grandfathered") <i>[Article III of the Covenants]</i> .
<i>What are the restrictions on outbuildings?</i>	Outbuildings must be constructed in keeping with the architecture of the residence , must be kept in good repair, and must consider the location and visibility of main roads, common areas, and neighboring lots. All structures (except fencing) must be 15 feet from any property <i>line</i> <i>[Article III & Article VII of the Covenants]</i> .
<i>May I remove trees from my lot to build or open the view?</i>	Clearing for homesites is permitted, but no commercial timbering is allowed. Also, no more than 20% of any lot may be cleared without prior approval of the Bell Mountain Property Owners Association Board of Directors <i>[Article XIII of the Covenants]</i> .
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<i>What about easements on my lot?</i>	Fifteen (15) feet in width over all side lot lines and lot lines along all roads in the subdivision are reserved as easements for installing and maintaining utilities and drainage facilities. Bell Mountain Subdivision property is also subject to easements, setbacks, and road rights-of-way as shown on plats in the Wilkes County Registry <i>[Article VIII of the Covenants]</i> .
<i>Do I need a survey of my lot?</i>	If a current survey of your property does not exist, it is always prudent to obtain a survey to ensure proper boundary lines <i>[not a requirement of the Covenants]</i> .
<i>May I place a camper or tent on my lot while I'm building my residence?</i>	This development is not a campground, however, overnight stays in professionally manufactured camping equipment is permitted, provided it is removed after 30 consecutive days . Permanent residence in any type of camping equipment is strictly forbidden <i>[Article IX of the Covenants]</i> .
<i>Are there any restrictions regarding animals?</i>	No animals such as livestock or poultry can be raised or bred for commercial purposes on lots in Bell Mountain. The exception is as household pets, such as cats or dogs. Improvements constructed for animals must be kept in good repair and must conform in appearance to the dwelling on the lot <i>[Article III of the Covenants]</i> .
<i>Are there restrictions on running a business from my home?</i>	Yes. No trade, commerce, or other activity is permitted that could be a nuisance to the neighborhood; no trade materials or inventory may be stored on your lot; no tractor-trailers or house trailers may be parked on any lot; no signs or billboards (except for "for sale" and "for rent"); and no junk or unsightly vehicles or outbuildings may be placed on any lot <i>[Article IV of the Covenants]</i> .
<i>Is hunting allowed within the Bell Mountain Subdivision?</i>	Yes, you may hunt on your own property; however, there is no hunting allowed from any roadway or easement and firearms are not allowed to be discharged within 100 feet of any property line, roadway, or easement <i>[Article XII of the Covenants]</i> .
<i>What happens if I violate the covenants?</i>	The Bell Mountain Property Owners Association Board of Directors routinely monitors the subdivision lots for compliance with the covenants. When there is a suspected violation, the board will investigate the situation as soon as is feasibly possible. If a violation is determined, the board will notify the lot owner in writing and the lot owner is responsible for correcting any violations by the time indicated in the notification from the Board <i>[Amendment 2 of the Bylaws]</i> .

Additional questions? Please reach out to the Bell Mountain Property Owners Association Board of Directors at bell.mountain.poa.bod@gmail.com