

# New Construction Welcome Guide



## A Letter from Tranquility at Carters Lake (TACL) Board

March 2026

We are delighted that you have chosen to build in TACL! This *New Construction Welcome Guide* has been designed to support your building journey.

Please know that assuring harmony of external design and high-quality building standards is important to **preserve and enhance investments of current homeowners, those ready to build and all lot owners**, TACL's consistent design theme is adhered to such that the natural beauty of the area is maintained.

To that end, this document includes important resources to guide your path including:

1. **FAQs** (What Should I Know?)
2. **Prospective Homeowner's Process Guide** (What Steps Should I Follow?)
3. **Residential Design Guidelines and Restrictions** (What Are the Expectations?)
4. **Courtesy Builder List** (Who Might I Consider as My Builder?)
5. **General Rules + Regulations for Approved Builders** (What Does My Builder Need to Know?)
6. **Applications** (Owner Application for New Construction, Plan Review Application, Builder Compliance Deposit Builder, Application for New Residential Construction, Landscape Plan)
7. **Recommended Plant Selection Guide** (What Plants Might I Consider?)

If you have questions after reviewing the above, please reach out to Lena Davis at Sixes Management. [lena.davis@sixesmanagement.com](mailto:lena.davis@sixesmanagement.com)

Warm regards- Your TACL Board

Linda Glaser, President [lindataclboard@gmail.com](mailto:lindataclboard@gmail.com), Steve Marcinko, Treasurer [stevetaclboard@gmail.com](mailto:stevetaclboard@gmail.com), Kim Pas, Secretary [kimtaclboard@gmail.com](mailto:kimtaclboard@gmail.com), Richard Culoso,

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## FAQs- Are You Wondering?



Q. [Why are the Design Guidelines so detailed?](#)

A. To support you and the community! The detailed approach: a) Provides *proactive* clarity to builders and homeowners b) Mitigates ambiguity, c) Manages potential, personal preferences of community members and d) preserves community aesthetics and property values. Bottom line...they protect your investment and the investments made by existing homeowners.

Q. [Is it really that important to be familiar with the Covenants and Guidelines?](#)

A. Yes! Lack of awareness is not a valid reason to grant variances and could result in fines for unapproved homeowner actions. A courtesy meeting before submitting an application is available should you have any questions. Also, you may reach out to us at if you need clarification regarding a specific aspect of the Guidelines. [acctacloa@gmail.com](mailto:acctacloa@gmail.com)

Q. [Is there a general process that will guide me through the entire application and monitoring process?](#)

A. Yes. Please see the page entitled, *A Prospective Homeowner's Guide* contained in this Welcome Guide. It offers a user- friendly visual to simplify your experience.

Q. [What is the financial status of our TACL community?](#)

A. We are in excellent fiscal health with solid reserves.

Q. [Will the ACC monitor our project as it progresses?](#)

A. Yes. All exterior elevations will be reviewed on a periodic basis by ACC members. If inadvertent errors are noted early, this helps owners mitigate potential, costly expenses.

Q. [What is the role of the ACC and the property management firm during new builds?](#)

A. The ACC is composed of community volunteers. This team serves as the decision maker. They approve, disprove, monitor new builds and serve as a coach. Our property management firm (Sixes Management) is responsible for administrative tasks including fee collection, distribution of newsletters, and acts as a general resource to you. They also serve as the repository for all ACC related documents. As the ACC membership rotates annually, we thought it important to ensure a single repository to preserve continuity before, during and after your build.

Q. [I'd like to maximize my investment. According to local realtors, what \*interior\* house features are in high demand?](#)

A. While the ACC does not monitor indoor features, ensuring marketable features protects your investment. Buyers in the north GA mountains prefer expansive decks and/or porches, large and high-quality windows with plentiful natural light, neutral interior finishes, stone countertops (granite, quartz and quartzite), high ceilings, fireplaces, open floor plans and rustic ambiance.

Q. [What happens if I need a quick response from the ACC due to an unexpected construction dilemma?](#)

A. We understand that unexpected needs may arise. The ACC makes every effort to address your concerns promptly. For initial plan review, please anticipate up to 21 days to render a report.

Q. [Is the community strict about cutting trees?](#)

A. Yes. Trees contribute to the natural aesthetics of the community. That said, we recognize that houses must be kept safe. Reasonable requests are granted.

Q. [Why would I want to build and live in Tranquility at Carter's Lake?](#)

A. If you're interested in undeniable beauty; close proximity to a pristine boating lake; maintained paved roads; county water; a rushing creek park; proximity to vineyards, shopping, and medical care; community gatherings and homes with high value, this may be the place for you!

## Prospective Homeowner's Process Guide- What Steps Should I Follow?

1	<input type="checkbox"/> Read Welcome Guide <ul style="list-style-type: none"> <li>○ FAQs</li> <li>○ Prospective Homeowner's Process Guide</li> <li>○ Building Design Guidelines and Restrictions</li> <li>○ General Rules and Regulations for Approved Builders</li> <li>○ Covenants and By-Laws (View home page and click on <i>governing document</i> link)</li> </ul>
2	<input type="checkbox"/> Request pre-application meeting with TACLOA representative via <a href="mailto:acctacloa@gmail.com">acctacloa@gmail.com</a> <ul style="list-style-type: none"> <li>○ meeting is encouraged; not required</li> <li>○ opportunity for all parties to get acquainted</li> <li>○ any questions or concerns can be discussed with further clarity achieved</li> </ul>
3	<input type="checkbox"/> Submit completed owner and builder application forms and application fee to <a href="mailto:lana.davis@sixesmanagement.com">lena.davis@sixesmanagement.com</a> .
4	<input type="checkbox"/> After approvals of #3, submit a Plan Review Application with all accompanying documents for design review to <a href="mailto:acctacloa@gmail.com">acctacloa@gmail.com</a> <ul style="list-style-type: none"> <li>○ All drawings, site plans, topography surveys, etc., must be accurate and to scale.</li> <li>○ Electronic CAD documents are acceptable for initial review.</li> <li>○ Owners will be notified of changes (if any) required from the original plans. If changes are required, resubmit to include updates.</li> </ul>
5	<input type="checkbox"/> Upon final approval, submit full plans <ul style="list-style-type: none"> <li>○ Send approved, updated electronic CAD document(s) to <a href="mailto:lana.davis@sixesmanagement.com">lena.davis@sixesmanagement.com</a>.</li> <li>○ Arrange large format (blueprint) for drop off by contacting <a href="mailto:acctacloa@gmail.com">acctacloa@gmail.com</a></li> </ul>
6	<input type="checkbox"/> Once modifications have been made and final approval has been issued, submit impact fees and compliance deposits (owner and builder) to <a href="mailto:lana.davis@sixesmanagement.com">lena.davis@sixesmanagement.com</a>
7	<input type="checkbox"/> Submit landscape design plan and submit to <a href="mailto:lana.davis@sixesmanagement.com">lena.davis@sixesmanagement.com</a>
8	<input type="checkbox"/> Submit variance request(s) for ANY changes from the final approved plan or ACC Guidelines. Send to <a href="mailto:lana.davis@sixesmanagement.com">lena.davis@sixesmanagement.com</a> <ul style="list-style-type: none"> <li>○ Every effort will be made to respond to questions or approval requests in a timely manner.</li> </ul>
9	<input type="checkbox"/> Contact ACC member for final review and walk-thru 30-days prior to home completion at <a href="mailto:acctacloa@gmail.com">acctacloa@gmail.com</a>
10	<input type="checkbox"/> Request deposit refund by contacting <a href="mailto:lana.davis@sixesmanagement.com">lena.davis@sixesmanagement.com</a> <ul style="list-style-type: none"> <li>○ The Board will approve prompt refunds upon successful walk-through</li> </ul>

**Welcome To Tranquility at Carters Lake. We're glad you're joining us!**