

LAKE SHADOWS
BUILDING REGULATIONS
FOR NEW CONSTRUCTION

This progress inspection list is to insure the proper construction procedure for homes in the Lake Shadows Subdivision. These inspections are to be in stages (listed below) of construction by the property owner, builder and the Maintenance Members.

These safeguard inspections during the construction of your house is in your best interest and that of the property owners of Lake Shadows. Your cooperation in this matter is a necessity. Failure to comply will result in fines and/or legal action.

(Revised 3/25/08)

1. All phases of home construction are to be completed no later than one (1) year from _____
2. The 30-day approval time shall not commence until all required documentation has been received by the A.C.C.
3. Required Documentation
 - a. \$500.00 Fee for approval of plans is required at time of submission of plans
 - b. Building Plans
 - c. Plot Plan with location of structure and distance to all easements
 - d. County Issued Permits
 - e. Completed ACC approval form (this form)
4. Initial plan approval, including plot of house on lot.
5. Owner agrees to comply with all appropriate County and State regulations and rules.
6. Insure that residence construction is a minimum of 51% masonry.
7. Slab or foundation measurement. Staked survey with surveyors plot.
8. Working and Delivery Hours for New Construction is 7:00am – 9:00pm
 - a. Penalties for not observing the approved working time are as follows:
 - 1st offense - \$100 fine
 - 2nd offense - \$500 fine
 - 3rd offense – Fines greater than \$500 and/or privileges revoked to build any more homes
9. Notice for violations of deed restrictions and building guidelines (“RED-Tag”) shall be considered received by any of the following methods.
 - a. Site Posting
 - b. Hand Delivery
 - c. Postal Mail and/or Electronic Mail
 - d. Verbal Notice (including but not limited to telephone call, voice messages, and fax)
10. Should a “RED-TAG” be issued to any site a fine of \$100.00 will be levied against property for non-compliance of any Deed Restriction and/or Building Guideline. Owner/ Builder will have 72 hours to correct stated violations. In addition, the following may apply if not corrected post-haste.
 - a. Failure to obtain A.C.C. approval of plans prior to commencement of construction. \$600.00 (\$500.00 Fine plus the required \$100.00 Approval Fee.) If not corrected by the 31st day an additional fine of \$ 600.00 will be assessed each month until architectural committee has granted approval of plans.
 - b. Failure to keep site clear of debris and trash \$25.00 per day after 72 hours notice to comply.

- c. Failure to submit change orders for approval. \$100.00 (This includes modifications and/or additions)
 - d. Failure to keep right of way, easements and street free of debris and mud. \$50.00 per day after 72 hours notice to comply. This shall include neighboring properties.
 - e. Failure to provide temporary restroom facilities. \$100.00 per day after 72 hours notice to comply.
 - f. Failure to complete Construction with-in 1 year. \$100.00 per month or any part thereof.
 - g. Failure to erect Permit Placard and/or display required information. \$25.00 per calendar day after 72 hour notice to comply.
9. It is **Mandatory** that **Sewer Taps** are installed prior to construction.
 10. Foundation beams shall be 12 inches in width and 24 inches in depth as a minimum and shall consist of six (6) 5/8 reinforcing bar (2 bars top, 2 middle, 2 bars bottom) and 3/8 stirrups 30 inches on center and corner bars. Concrete shall be a minimum of five sack mix with minimum 3/8 reinforced bars for slab. Lake front lots must have an engineered foundation showing address of construction. This is a minimum requirement and not a guarantee.
 11. Building elevation has to respect surrounding homes.
 12. All exposed concrete beams must not show more than 6 inches.
 13. The Committee will retain the right to inspect premises at various stages of construction. Deviation from plans which are in violation of Deed Restrictions will cancel final approval.
 14. Exterior of building must be completed before move in.
 15. Driveways must be completed prior to move in.
 16. Owner agrees to comply with all Lake Shadows Deed Restrictions. Owner further agrees to pay Lake Shadows Committee any reasonable expense including Attorney fees that would occur in enforcing the Deed Restrictions.
 17. All additional construction shall have plans submitted to committee. (Fences, sheds, out carports, patios, etc.) see fine table below .
 18. Storage sheds on any lot with a residence are not to exceed 200 square feet. Those on individual lots are not to exceed 200 square feet. Corrugated steel, aluminum, plastic or similar materials are not acceptable for outbuildings or carport construction.
 19. Owner or contractor must provide a container for the collection of workman's trash container may be placed at curb on Monday and Thursday for pickup. Construction scraps are to be kept in a pile, Building material must be removed by the contractor.
 20. Owner or contractor must provide temporary restroom facilities during the construction phase.
 21. A Permit Placard must be in place at each site. (Placard should be approximately 48" tall and have a rain sheltered wall surface of 3 feet wide and 2 feet tall. It shall be easily visible upon arrival to site and should contain County permit(s), A.C.C. Approval form, and an emergency contact name and number.

All Fines that are charged against a contractor is at the sole discretion of the Lake Shadows Civic League Board of Director

By signing below, you agree to follow all guidelines set forth herein as well as all deed restrictions. In case of gross neglect to follow these guidelines, this is your warning of such fines.

Lot _____ Block _____ Section _____

Construction Address _____

Brick Color: _____ Trim: _____ Roof: _____

Construction Start Date: _____

Construction Completion Requirement _____

Owner Name: _____

Owner Signature: _____ Date _____

Mailing Address: _____

Phone: _____

Builder Name: _____

Builder Signature: _____ Date _____

Address: _____

Phone: _____

LAKE SHADOWS ARCHITECTURAL COMMITTEE

Name: _____ Signature _____

Date _____

Name: _____ Signature _____

Date _____

Name: _____ Signature _____

Date _____