

**LAKE SHADOWS SUBDIVISION
ARCHITECTURAL CONTROL COMMITTEE**

NEW CONSTRUCTION APPROVAL REQUEST & BUILDING REGULATIONS

Construction Address:	
Owner Name :	Phone:
Owner Mailing Address:	
Builder Name: :	Phone:
Builder Mailing Address:	
Construction Project Description	
Building Type	<input type="checkbox"/> Home <input type="checkbox"/> Garage <input type="checkbox"/> Room Addition <input type="checkbox"/> Other (describe below)
Masonry: Type _____	Color _____ Trim Color: _____
Roof Material:	
Construction Start Date	Completion Required Date
Documentation/Fees to be submitted with this <u>completed</u> request:	
<input type="checkbox"/> Building Plans	
<input type="checkbox"/> Plot Plan with location of structure and distance to all easements, slab or foundation measurement, staked survey with surveyors plot.	
<input type="checkbox"/> County Issued Permits	
<input type="checkbox"/> Approval Fee:	
• Home - \$500	
• Garage, room addition or other large project built after initial construction of residence - \$250	

Building regulations and applicable deed restrictions for new construction are included in this document as well to insure proper construction procedures for homes in the Lake Shadows Subdivision are being followed. Periodic inspections are to be conducted at various stages of construction by the property owner, builder and Architectural Control Committee members. These safeguard inspections during the construction of your house (or other building type noted above) are in your best interest and that of the property owners of Lake Shadows. **Your cooperation in this matter is a necessity and failure to comply will result in fines and/or legal action.**

Please read this form (3 pages) completely. Sign here below and initial all pages to indicate that you agree to comply with these regulations. Submit 1 copies of package, 2 copies of this first page, plus required fee to the Architectural Control Committee at a scheduled meeting (See website www.lakeshadows.org).

Signatures Required	
Owner:	Date:
Builder:	Date:

LAKE SHADOWS ARCHITECTURAL CONTROL COMMITTEE Decision	
ACC Member:	Date:
ACC Member::	Date:
ACC Member::	Date:

Payment Method: Check # Cash Amount \$ _____

Section ____ Block ____ Lot ____

Init _____

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1. Working and Delivery Hours for New Construction is 7:00am – 9:00pm.
2. It is **Mandatory** that **Sewer Taps** are installed prior to construction.
3. All phases of home construction are to be completed no later than one (1) year from construction start. Other construction after initial home build (improvements to add garage, room addition etc) are to be completed 60 days after construction start.
4. The 30-day approval time shall not commence until all required documentation and fee has been received by the A.C.C.
5. Owner agrees to comply with all appropriate County and State regulations and rules.
6. Residence construction must be a minimum of 51% masonry.
7. 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 bars middle, 2 bars bottom) and 3/8 stirrups 30 inches on center and corner bars.
8. Concrete shall be a minimum of five sack mix with minimum 3/8 reinforced bars for slab.
9. Lake front lots must have an engineered foundation showing address of construction. This is a minimum requirement and not a guarantee of stability.
10. Building elevation must respect surrounding homes.
11. All exposed concrete beams must not show more than 6 inches.
12. Exterior of building must be completed before move in.
13. Driveways must be completed prior to move in.
14. No garage, servants quarters, guest house or boat dock shall be permitted on any lot unless built at the same time or after construction of the main residence.
15. 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.
16. Garage must be a minimum of 200 sq ft and a maximum of 1000 sq ft. Its façade and roof must be consistent with the house. It must be on a concrete slab - not blocks.
17. 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.
18. Owner or contractor must provide temporary restroom facilities during the construction phase.
19. A permit placard must be in place at each site. (Placard should be approximately 47" 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.
20. All additional construction shall have plans submitted to committee. (Fences, sheds, out buildings, carports, patios, etc.).
21. 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.

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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)

Penalties/Fines for Non-Compliance	
Not observing approved working/delivery times	* 1st offense \$100 fine * 2nd offense \$500 fine * 3rd offense Fines greater than \$500 and/or privileges revoked to build any more homes
The following fines begin after 72 hrs of notification and failure to comply	
Failure to keep site clear of debris and trash	\$25/day
Failure to keep right of way, easements and street free of debris and mud (including intrusion on neighboring property)	\$50/ day
Failure to provide temporary restroom facilities	\$100/day
Failure to complete construction within 1 year	\$100/month
Failure to erect Permit Placard and/or display required information	\$25/day
Failure to submit change orders for approval (modifications/additions to original plans submitted)	\$100
Violation of any Deed Restriction or building guideline not specifically mentioned above <u>RED-TAG</u>	\$100
Failure to obtain A.C.C. approval of plans prior to commencement of construction <u>RED-TAG</u>	\$500 fine in addition to normal approval fee After 31 days, an additional \$600/month until ACC has granted approval of plans

All Fines that are charged against a contractor are at the sole discretion of the Lake Shadows Civic League board of Directors.