

# MAPLE LAKE BUILDING CODE

## APPROVED 8/2007

### Procedure

1. The Board of Directors is charged with maintenance of the quality of life through the issuance of building permits and the equal and fair enforcement of the Maple Lake Building Code.
2. All applications for building permits must be approved by a majority of a quorum of the Board at the regularly scheduled monthly meeting, special meeting or by the Building Committee's Executive Committee (consisting of the Committee Chairperson, President or Vice President of the Board, one or more members of the Board or appointed Stockholder)
3. The Maple Lake Stockholder must request a building permit two weeks in advance and return proposed plans by the monthly or special meeting.
4. Any plan that does not conform to the building code is considered a variance. A variance requires the written approval of the Board, or Executive Committee of the Building Committee, and no complaint by the applicant's contiguous neighbors. This approval will be obtained by the Board of Director's or their agent.
5. Approval or disapproval will be returned to the shareholder within two weeks of the Board review and will be signed by the President or Vice President and the Building Committee Chairperson.

### Regulations

1. A set of plans for new homes or sketches for proposed frontal, exterior, or new construction must be submitted to the Maple Lake Board for approval prior to any construction. Property lines and adjacent homes and structures must also be indicated on all drawings and sketches.
2. No building except a single-family residence and private garage may be erected on any lot.
3. Homes, buildings, decks, porches, garages, or structures erected upon any lot shall be so placed that no portion of any such home, building, deck, porch, garage, or structure shall be in front of the line made by contiguous front corner of the adjacent houses. Depending upon the "lay of the land", the Maple Lake Board of Directors and the Executive committee of the Building Committee have the sole authority to permit a "variance" to this requirement. This section is also intended to cover all exterior modifications, expansions to existing garages, decks, or any structure that is located in front of the sight line made by the contiguous front corner of the adjacent homes or at the "roadside".
  - a. Any pre-existing roadside garage may be repaired providing that none of the existing vertical or horizontal dimensions is exceeded. Otherwise pre-approval is required as per (3). In general, any new or modified garage will require Maple Lake Board approval and a "variance" if more than 10% of

the area in square feet of both sides and of the end of the garage is exposed out of the ground of the previously existing hillside.

- b. Lots with garages that have been demolished may be reconstructed to the original footprint.
4. No new building or structure shall be located nearer any side lot property lines than a distance equal to ten (10%) percent of the frontage of said Maple Lake Lot. (Example: 4' on a 40' lot).
5. All buildings shall be of standard brick, stone, or frame exterior construction and shall be subject to the following limitations:
  - a. A one floor dwelling with a basement shall have a minimum finished living area of one thousand fifty (1050) square feet.
  - b. A one floor dwelling without a basement shall have a minimum finished living area of twelve (1200) square feet.
  - c. A one and a half story dwelling shall have a minimum finished first floor living area of one thousand fifty (1050) square feet.
  - d. A two story dwelling shall have a minimum finished first floor living area of eight hundred fifty (850) square feet.
  - e. A split level dwelling shall have a minimum finished living area of twelve hundred (1200) square feet in the two opposite levels.
  - f. An A-Frame dwelling shall have a minimum finished living area of twelve hundred (1200) square feet excluding the basement area.
  - g. All homes shall meet the requirements of the current Building Officials Administrators International, Inc. Code (BOCA)
6. No double-wide or Type 2 modular homes are permitted to be constructed. Type 1 modular homes are permitted.
7. No trailer, basements, or any structure of a temporary character shall be used at any time as a residence, either temporarily or permanently.
8. No lot shall be subdivided except that a conveyance or part thereof may be made to or between adjoining owners to adjust property lines.
9. Any additional county or state permits required and fees are at the sole obligation of the property/shareholder and in no way supersede the obligations imposed by the Maple Lake Club Building Permit System.
10. Any licensing of contractors required under county, state, or federal law is at the property owner's responsibility. Drainage and culverts at the front of Lake lots are required to be 18 inches minimum diameter and of a type of material acceptable to the WV State Road Commission.
11. No Chain link fences shall be erected in the frontage of any property except when used behind a decorative (split rail etc.) fence for animal control.
12. All cost of enforcement and / or legal action required in regard to the Maple Lake Building Code will be the responsibility of the stockholder and will result in a lien to the lake property if not resolved as per this Maple Lake Building Code.

## MAPLE LAKE BUILDING CODE ADDITIONS APPROVED 7/2014

1. **When Permit is Required:** A permit shall be obtained before beginning new construction, alterations, additions, demolitions or repairs other than ordinary repairs such as painting, wallpaper, carpeting, tile repairing, drywall, changing electric fixtures or plumbing fixtures. Ordinary repairs do not include addition to, alteration of, or replacement of water supply, sewer, drainage, drain leader, gas, soil, waste or vent or similar piping, electrical wiring, or mechanical or other work for which a permit is required by the building committee. Permit is good for one (1) year from date of issuance and can be renewed for \$20.00, subject to original approval committee.
2. **Permit Costs:** ~~\$20.00 for the first \$40,000.00 and \$3.00 per each additional \$1000.00 above \$40,000.00 not to exceed \$150.00. See Cost Sheet attachment for calculation.~~
3. Maple Lake Building Code adopts the WV State Building Code for anything requiring a permit to ensure proper construction and safeguard life and property of those involved and those in surrounding area.
4. **Times of Construction:** In an effort to promote a peaceful atmosphere and maintain the tranquility of Maple Lake and its Members, working hours *cannot start prior to 7 am and must stop by 7 pm Monday through Saturday* (unless otherwise approved by the Board of Directors) Sunday - by approval of the Board of Directors. Special situations, such as roofing in the summer, can warrant an early start time when ***previously approved*** by the Board of Directors.
5. **Damages during construction:** Any damage to the roadway, Maple Lake Property or another's property by anyone involved with the permit required activity will be fixed with cost billed to the stockholder.
6. **Time Limitation of Construction:** shall be continuous, without undue delay until completion and all construction finished.
7. **Neatness of Project:** Said lot / home shall be kept in a neat and clean order, free from all debris, both prior to and during construction at the sole cost and expense of the stockholder. Nothing shall be done thereon which may be or become an annoyance or nuisance to the neighborhood.
8. **Penalty for Violations:** Any violation of the Maple Lake Building Code shall be enforced as follows: First Offense - verbal warning or if perceived as majority of the Board of Directors, fined \$50.00. Second Offense - fined \$50.00, unless fined on first offense, then \$100.00. Third and Subsequent Offenses - fined \$100.00, then increasing in \$50.00 increments for each subsequent offense. Suspension of Lake Privileges / access to Maple Lake Property may also be invoked at the discretion of the Board of Directors.

# MAPLE LAKE CLUB BUILDING PERMIT

Stockholder's Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_  
Lot No. \_\_\_\_\_

Description of Construction or Modification:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sketch (Show position of houses on right and left and lot line)

Stipulation or Restraints:

It is the responsibility of the Stockholder to obtain any other city, county or state permits prior to construction.

Additional Stipulations:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Building Committee Use Only

\_\_\_\_\_

Stockholders Signature

Copy to Stockholder and Club Secretary

Approved: \_\_\_\_\_  
Not Approved: \_\_\_\_\_  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_