

# Land's End at Lake Fork

## Requirements for Architectural Approval

Article IV Section 4.1 of the Declaration states what must be approved by the ACC and Section 4.3 lists what must be submitted with the request for approval. Articles V and VI provide greater detail on specific restrictions. All applications for approval must conform to the Declaration.

Here are some things to consider in the planning stages:

- **Construction Permit Fee:** Applications for a dwelling or outbuilding will incur a Special Assessment of \$0.60 per square foot total, to pay for non-specific damage to the roadways caused by heavy construction traffic (see Policy Resolution # 10). For the application to be considered it must be accompanied by a check for the full amount payable to the Association. An owner has the right to appeal the assessment and may request a hearing before the Board of Directors to present evidence that no road damage will be caused by heavy truck traffic relating to the construction he proposes. To request an appeal, check the appropriate box below and sign. You will be notified when the appeal is scheduled. NOTE: An application that is appealed will not be considered until after the requested hearing, and then only upon a successful appeal or payment of the assessment. Posting of this application and Policy Resolution # 10 to the Association website and possession of this application by the submitter is hereby acknowledged as meeting the notice requirements in Article IX Section 9.5 of the Declaration.
- My check is attached and I do not desire a hearing.
- I request a hearing to appeal this assessment and accept any related delay of my application.

\_\_\_\_\_  
Owner Signature

- Repair of any specific damage to the entrance or roadways that directly results from construction on your lot may become an additional assessment on your Lot. Liability of a contractor, subcontractor, or delivering carrier is an issue between the Owner and those parties, and does not involve the Association.

- Site Plan should be a copy or drawing of the lot & leaseback off the plat (or survey) with all items drawn to scale. Show exactly where you plan to build your home, detached building, dock, pool, fence, driveway, entrance, mailbox, etc.. Indicate the distance from lot lines and stay within required setbacks (see PR # 7).
- House Plans should take into consideration positioning on the lot and view from the street. Some adjustments may be needed to plans designed for city lots where garages enter from the front or rear. Minimum square footage is 2,500 heated/cooled with 2,000 of that on the ground floor.
- Separate Garages & Outbuildings must be consistent in style, material and color as your home. Roofs on separate structures, including boat docks, should be the same as your home.
- Propane Tanks must be buried.
- Mailboxes must be built the same time as your home, and conform to separate Mailbox Standards (PR # 3). NOTES:
- Any modification of or change to approved plans will require a separate submission for approval.
- A refuse container and portable toilet are required when construction begins. Your contractor is responsible for cleaning the site of construction debris daily and servicing the toilet weekly.