



The Board of Directors

TJ Henshaw, President Joe Munsch, Vice President
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POLICY RESOLUTION NUMBER 10 (draft)

NEW CONSTRUCTION APPLICATION FEE

WHEREAS, Article IX Section 9.5 Special Assessments, of the Declaration of Covenants, Conditions, Restrictions and Easements for Land's End at Lake Fork (the "Declaration") provides for the assessment of Special Expenses against certain Lots; and

WHEREAS, the Association has consulted with numerous professionals in the field of road construction and road maintenance, and each of these professionals informed the Association that the major damage to the roads was caused by, and will continue to be caused by, heavy trucks associated with the construction of new homes, and not by normal automobile traffic; and

WHEREAS, the Board of Directors (the "Board") desires to adopt a uniform process by which damage to Common Area Roadways is partially assessed against those Owners who are the primary cause of said damage through the use of heavy trucks and equipment during the construction of new homes, outbuildings or other major projects; and

WHEREAS, the Board recognizes there have been many changes in ownership of existing homes and it would not be practical to retroactively apply an assessment to the original owner who constructed each existing home;

NOW, THEREFORE, BE IT RESOLVED THAT from this day forward a Special Assessment of \$0.50 per square foot total (as shown on the blueprint) will be fixed and established against each Lot within Land's End upon the submission of an Application for Construction Permit for a dwelling, outbuilding or other major project involving substantial heavy truck traffic, in accordance with the following guidelines:

1. This Special Assessment is for the payment of Special Expenses associated with the repair of damage to non-specific areas of the roadways caused by heavy trucks during the construction of a dwelling, outbuilding or other major project involving substantial heavy truck traffic.
2. Any specific damage directly attributed to an individual construction project will become an additional Special Assessment against that individual Lot for payment to repair such specific damage.
3. The Application for Construction Permit must clearly reflect this Special Assessment and provide the opportunity for a hearing before the Board of Directors at which the assessed Owner may present evidence that no road damage will occur as a result of construction on that Owner's dwelling.
4. Neither the Board nor the ACC may approve the Application for Construction Permit for any of the above named projects unless the Special Assessment has been paid, or unless the Board rules in favor of an Owner at a hearing to appeal the assessment.

ATTEST:

(Date)

President of the Association

Land's End Application for Construction Permit

Land's End Lot # _____	Date Submitted _____
Owner's Name _____	Daytime Phone _____
Current Address _____	Evening Phone _____
City, ST, Zip _____	Email Address _____
Contractor's Name _____	Contractor's Phone _____

NOTE: Application must be approved by the Architectural Control Committee (ACC) prior to removal of any tree larger than 6" diameter, prior to clearing for any building, driveway or grade work, and prior to the delivery of building materials or the start of any construction. Application must meet the criteria in the Declaration, Section 4.3. Allow 15 days for approval.

See reverse side for guidance and important considerations.

HOME & OUTBUILDING APPLICATION FEE = \$0.50 per square foot total.

Construction Information

Permit Requested:	Square Feet Living	Sq.Ft. Total	Material	Color	Architectural Control Committee Initials
Home (Attach Fee) _____	_____	_____	_____	_____	_____
Room Addition (Fee) _____	_____	_____	_____	_____	_____
Outbuilding (Attach Fee) _____	_____	_____	_____	_____	_____
Boat House/Pier _____	_____	_____	_____	_____	_____
Patio/Deck _____	_____	_____	_____	_____	_____
Roof (complete for all structures) _____	_____	_____	_____	_____	_____
Driveway (must include culvert) _____	_____	_____	_____	_____	_____
Entrance/Mailbox (must be consistent with look of home) _____	_____	_____	_____	_____	_____
Pool _____	_____	_____	_____	_____	_____
Fence (include site plan) _____	_____	_____	_____	_____	_____
Site Plan (drawn to scale on lot) _____	_____	_____	_____	_____	_____
Other (explain in detail) _____	_____	_____	_____	_____	_____

Architectural Approval (Retain for future reference)

_____ Approved as submitted

_____ Conditional approval as follows: _____

_____ Disapproved for following reasons: _____

_____	_____
Date	Chairman, Architectural Control Committee

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:

- Applications for a dwelling, outbuilding or other major project involving substantial heavy truck traffic will incur a Special Assessment of \$0.50 per square foot total, to pay for wear and tear 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. The availability of this Application and Policy Resolution # 10 on 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

- 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 2500 heated/cooled with 2000 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.
- Repair of any damage to the entrance or roadways that directly results from construction on their lot will be the responsibility of the Owner. Liability of a contractor, subcontractor, or delivering carrier is an issue between the Owner and those parties, and does not involve the Association.