

Application for Lake Lorman Construction Approval
(please print legibly)

Contact Information:

Construction at Lake Lorman Lot Number: _____

Lake Lorman Street Address: _____

Lot Owner Name(s): _____

Current Address: _____

Cell Phone 1: _____ **Cell Phone 2:** _____

Email 1: _____ **Email 2:** _____

Contractor Name: _____

Cell Phone: _____ **Email:** _____

Lake Lorman Protective Covenants, section 3, page 7, item H & I:

H. NO improvements of any kind shall be erected or the erection thereof begun, or changes made in the exterior design thereof after original construction of a lot, until plans and specifications according to which construction or alterations will be made have been submitted to and approved in writing by the aforementioned Board. The Board reserves the right to inspect or have inspected, during construction, any building in order to insure compliance with submitted plans.

I. The owner of any lot upon which construction is to take place is responsible for any and all resulting damages to Lake Lorman property including, but not limited to, roads, ditches, culverts, other drainage structures, signs, trees. Before commencing any portion of the construction, including preliminary dirt work and grading the lot owner and a Lake Lorman representative shall inspect and document existing conditions for the Board. Before commencing any portion of the construction, including preliminary dirt work and grading, a lot owner will submit a refundable deposit of \$3,000 to the Board, to be refunded after all improvements are completed to the satisfaction of the Board, less any amounts needed to rectify damages. If damages exceed the \$3,000 deposit, the lot owner will be responsible for the excess and will remit payment for the excess immediately upon notice of same.

Application to include:

_____ Copy of lot owner deed

_____ Contractor notified of the 14,000 pound weight limit on our roads

_____ Please describe in detail any heavy equipment to be used:

_____ Attach a map/survey/plat showing construction to be completed with distances from structure to property lines.

_____ Attach detailed plans of work to be performed, including materials

_____ Attach proof of contractor bond, insurance and license

_____ Refundable deposit of \$3,000.00 as stated in Item I of Covenants

_____ Photos of subject area or examples of design (such as fences). This is not required, but may be helpful and possibly requested.

_____ Projected start date ____/____/____. Projected completion date ____/____/____.

I the Lot Owner and I the Contractor for this project certify that I have read and understand the LAKE LORMAN SUBDIVISION PROTECTIVE COVENANTS as amended December 2020. I further certify this project complies with said covenants. If at any time before, during or after project completion it is found this project is in violation of said covenants, I the lot owner accept full responsibility to bring the project within the covenant requirements. I further certify that I (owner and contractor) will comply with the board approved construction.

Be aware that when your lot was originally transferred from Piedmont (the developer of Lake Lorman) to your lot's first owner, Piedmont would often include a restriction, sometimes 50 feet, on placement or setback of any structure of the house from the street. Most deeds also include a required setback from the lakes. Because of this, it is necessary for you to get a copy of that original Piedmont deed to attach to this building request for Lake Lorman approval. This can be obtained from the Chancery Clerk of Madison County.

I further understand I may be required to get a Madison County Permit PRIOR to commencing construction. Plans must be approved by the Board in order to apply for a Permit.

Lot Owner signature: _____ Date: _____

Lot Owner signature: _____ Date: _____

Contractor's Certification: I, _____ agree that I also am familiar with the Lake Lorman Covenants and I certify that this project conforms to these Covenants and the Board approved plans, and if found not to conform, I will bring the project within the Covenants in cooperation with the lot owners.

Signature: _____ Date: _____

All required documents and deposit are to be submitted prior to obtaining Board approval. Approval will take a minimum of 2 weeks, possibly longer. Submitting a complete and accurate application can help expedite your request. Please carefully check your application to be sure all required information is included!

Work is not to begin until a Madison County permit is obtained and a copy provided to the Lake Lorman Board construction chair.

Board approval signature 1: _____ Date _____

Board approval signature 2: _____ Date _____

Board approval signature 3: _____ Date _____

Board approval signature 4: _____ Date _____

Board approval signature 5: _____ Date _____

Board approval signature 6: _____ Date _____