

Building Permit Applicants

To All Building Permit Applicants

In regards to your permit you are applying for today, please remember this is only an application, the approval and issuance will depend upon the location of the construction site.

The association rules requires any building to be 25' back from your FRONT PROPERTY LINE, 10' from the sides and 10' from the back. It has been misconceived that the front measurement is from the roadway or the middle of the roadway. It is recommended you hire a professional surveyor (this will usually run approximately \$200.00) to locate your property lines/pins. Sugar Valley will no longer provide the service to locate pins, Sugar Valley is not a licensed surveyor and will not attest to validity of the location of the pins. Construction cannot occur until the construction site has been marked before the approval of a building permit is issued. Our architectural committee will then take the necessary steps to finalize the application.

In other words no permit will be issued until Sugar Valley is satisfied that the construction location is correct and within the legal guidelines of the Rules and Regulations.

This prevents any mishaps from occurring and avoids delays by doing the right thing the first time. We hope this does not cause any inconveniences.

Thank You,

The Management

Building Regulations

1. Owners and builders are urged to obtain a copy of current Covenants and Restrictions and their By-Laws before proceeding with construction. In the event that the Covenants and Restrictions or County codes are more restrictive than this application, the most restrictive provisions will apply. Linn County is zoned and it is necessary to obtain a building permit from the Zoning Administrator in Mound city, (where applicable). Linn county and Association building permits are required for, but not limited to: any additions to existing structures, moving or constructing any structure on any lot and placement of holding tanks. Placement of docks, fences, walls, additions to drives/sidewalks, trenching or any major earth or gravel work require only an Association permit. Repair of driveways in kind does not require a permit. If in doubt, please check with the General Manager for clarification/additional information. Permit applications must be filed with the Association for signature and approval by the General Manager and the Architectural Control Committee.
2. Approved holding tanks with a minimum capacity of 1500 gallons must be installed on any lot containing a dwelling house, single wide or double wide manufactured home. Linn County and association permits are required. See Sanitation Code of Linn County for minimum standards.
3. Outside toilets are not allowed on any lot.
4. The exterior of the permitted structure shall be completely finished within six months of commencement of construction. If not completed within that time period, a new permit is required.
5. All materials used for construction of the exterior of the permitted structure shall be new. All permitted structures shall be painted or stained on the exterior.
6. Sheds and garages are to be used for storage only and must not contain living accommodations.
7. Not allowed on any lot are accumulations of trash, debris, vehicles not currently registered: vehicles disabled more than one month, campers/sheds/trailers/boats/docks or boathouses that are in disrepair or are unsightly.
8. Signs, other than addresses shall not be placed or maintained on any lot.
9. Construction of fencing, requires a permit. Only Association approved types and heights of fences are allowed. Contact General Manager for details.
10. Placement of mobile homes or single wide trailers constructed prior to June 15, 1976 is not allowed.
11. Mobile home and camper plats are 5, 7, 9, 17, 18, 19 and 22 at Sugar Valley Lakes and 3, 4, 8, 9 and 10 at Hidden Valley Lakes.
12. Single wide manufactured homes are not permitted on building lots.
13. Placement of a dwelling house or a manufactured home or camper on lots located in the plats listed in section 11 above shall not be closer than 25 ft. to the front lot line, with a 10 ft. setback from the side and rear lot lines.
14. Campers with self contained holding tanks may use the Association's waste water dumping facilities. Dumping of sewage including "gray water" is not permitted except at the Association's waster water dumping facilities.
15. See Linn County's Zoning Regulations for minimum standard construction. Placement of new & existing mobile homes require a permanent poured or concrete block enclosure. Existing mobile homes that are remodeled must have enclosures constructed in the same manner. Additions to manufactured homes must comply with all requirements of C.A.B.O. One and Two Family Dwelling Code.
16. Building lots are all lots not located in plats listed in paragraph 11 above.
17. Dwelling houses must have a minimum of 1000 square feet of floor space and must be situated on a permanent foundation.
18. Basements may not be occupied until the exterior of the dwelling is completed.
19. Pull type trailers, motor homes, campers and tents may be placed on building lots only when being used for temporary camping as outlined in Article III, Section 1 (f) of the Declaration of Covenants and Restrictions. Temporary camping during the period November 1-March 31 is defined by the Association as camping only when the member is present overnight and must not exceed ten days per month. Extended camping permits must be executed for the summer season (April 1-October 31). Summer temporary camping permits will be issued with certain restrictions and may be cancelled or denied, for cause at the discretion of the Board of Directors, General Manager, or the Architectural Control Committee. See separate form..
20. All double wide, modular and other types of manufactured homes on building lots shall have footings and permanent concrete curtain walls. No skirting is allowed.
21. Before construction proceeds on a vacant lot, applicant is urged to obtain his own surveyor to establish lot corners. The Association cannot warrant correctness of existing lot corner stakes.
22. The following codes and references are on file in the General Manager's office for the use of applicants.
 - A. Linn County Zoning Regulations.
 - B. The Sanitation Code of Linn County.
 - C. CABO One and Two Family Building Code.
 - D. National Electric Code.
 - E. KCPL 1998 Electrical Service Standards.
 - F. Soil Survey of Linn County.
 - G. SV and HVL E911 Addressing Plans.
 - H. Guidelines for Manufactured Housing Installation, International Conference of Building Officials.

23. REQUIRED PRIOR TO/DURING CONSTRUCTION SIGNATURE SCHEDULE:

Staking checked by _____ (for Association) Date _____
Initial construction phase checked by _____ (for Architectural) Date _____
Final construction checked by _____ (for Architectural) Date _____

Revised 2/28/06

PLAT _____
LOT _____

ADDRESS _____

STREET SIDE

