

Application for Building Permit – Horseshoe Bend

Date Submitted: _____ Lot & Sub. #: _____

Property Owner: _____

Telephone: (Home) _____ (Work) _____

Address: _____

Builder: _____

Telephone: (Work) _____ (Cell #) _____

Address: _____

Proposed Construction Project: _____

Square Footage:

Entry Level: _____

Upper Level: _____

Lower Level: _____

Garage: _____

Colors:

Structure: _____

Trim: _____

Roofing: _____

Exposed Concrete: _____

Materials

Siding: _____

Roofing: _____

Room Information

of bedrooms: _____

of bathrooms: _____

Current Certified Survey _____

Elevation of lowest floor level _____

Trash enclosure depicted on site plan: Y N

Walkways & Steps noted on site plan: Y N

Driveway:

Location: _____

Culvert(s) Necessary: Y N

Material: _____

Dock

Completed AmerenUE Application: Y N

Certified Survey Required: Y N

Seawall

Location: _____

Completed AmerenUE Application: Y N

Certified Survey Required: Y N

Wastewater Treatment System

Make: _____ Model: _____ Length of lateral Field _____

Graywater Pit Volume: _____ Manufacturer: _____

Installer: _____

Damage Deposit Fees: _____ Permit Fees: _____
Date Permit Issued: _____ Permit #: _____

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE**

**STATEMENT OF UNDERSTANDING
FOOTING INSPECTIONS**

**FOUR SEASONS LAKESITES PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)**

I, the undersigned, understand that the ACC will inspect footings for houses and seawalls, as well as the installation of the wastewater treatment system. No concrete may be poured at any time without prior approval. A 24-hour notice to the ACC is required for footing inspections. No aeration tanks, lateral lines, or pump tanks may be set and covered without an inspection.

I further understand that actions of the representatives of ACC in the evaluation and inspection process shall be in no way taken as a guarantee or warranty that the sewage treatment disposal systems approved and permitted, will function in a satisfactory manner for any given period of time. Due to the development of clogging mats which adversely impact the life expectancy of normally functioning ground-absorption sewage treatment systems, and due to variables influencing system functions which are beyond the scope of the ACC provisions, no guarantee or warranty is implied or given that a sewage treatment system will function in a satisfactory manner for any specific period of time.

Further, I understand, notwithstanding the approval by the ACC of plans and specifications or its inspection of the work in progress, neither it, the Developer, the Association, or any person acting in behalf of any of them shall be responsible in any way for any defects in any plans or specification or other material submitted to the ACC, nor for any defects in any work done pursuant thereto. Each person submitting such plans or specifications shall be solely responsible for the sufficiency thereof and the adequacy of improvements constructed pursuant thereto.

Referencing Lot: _____

Subdivision: _____

Titleholder signature

Date

Address

FOUR SEASONS LAKESITES POA ARCHITECTURAL CONTROL COMMITTEE

Capsule of Builder Rules and Regulations

(Refer to "Four Seasons Lakesites POA Architectural Control Committee's Guidelines for Home Builders" for a complete and detailed description of the requirements for building within Four Seasons Resort, as well as other useful procedural information.)

1. Do not place any hindrance of any kind on the roadway. This includes portable toilets, material loads, and equipment. Exception by permit only.
2. Do not litter anywhere on Four Seasons property. Builders must supply large and small receptacles for debris on each building site.
3. Do not start any work of any kind prior to obtaining and posting a valid building permit.
4. Make every effort not to trespass. In no case are builders or their crews to routinely cross any private or Four Seasons property, with or without equipment. If, for any reason, access on any property is used, the property is to be restored to its natural condition.
5. Take steps to protect the road and road shoulder surfaces from damage due to heavy equipment. Ingress and egress paths to the building site, where joining the roadway, should be protected. Old tires have been used with success.
6. All loads of gravel, top soil, fill, etc., must be covered during transport. This is a Missouri state law.
7. Take steps to ensure current water drainage systems (ditches, natural swales, etc.) are not interrupted. Likewise, ensure that no drainage is redirected onto adjacent home sites.
8. Make no unapproved changes of any kind once submitted plans are approved and permitted. All changes must be resubmitted for approval.
9. All jobs that are permitted for periods of more than thirty (30) days shall have portable sanitation facilities on the building site.
10. Builders (permit holders only) are allowed to put up one (1) sign with the firm's name and emergency telephone numbers on each job site. The size of the sign shall not exceed 24" X 24".
11. All signs, permits, and notices shall be placed conspicuously on constructed poles or supports (not on trees for any reason).
12. Builders and all related subcontractors shall abide by local speed limits. Any concrete truck speeding or operation recklessly will result in an automatic debit to the damage deposit.
13. No dumping of any amount of left over or excess concrete is permitted anywhere on owner's or any other Four Seasons property, nor shall it be dumped into the Lake of the Ozarks or other area water bodies. The ACC shall be notified of any such occurrences, and builders will be given forty-eight (48) hours to remove the material, after which the ACC will contract for removal and deduct from damage deposit (see note below).
14. All property lines will be identified by string lines, which should remain until completion of construction.
15. Builders will allow sufficient time for scheduling of all inspections done by the ACC or its representative.
16. All fires will be attended, with adequate means of extinguishing fires readily available. No fires shall affect tree canopy or any natural vegetation. All fires require burn permits from the Lake Ozark Fire Protection District, with notification given to Four Seasons Security Department.

I, the undersigned builder, testify that I have read the above rules and regulations; and, further, that I understand the rights of Four Seasons' homeowners to "quiet enjoyment", and agree to conduct business accordingly.

Signature of Builder

Date

NOTE: Violations of any of the above rules may result in forfeiture of all or part of damage deposit. In the event such forfeiture exceeds two hundred dollars (\$200.00), a Stop Work Order will be issued until damage deposit is replenished to the full one thousand dollar (\$1000.00) amount. Those required to post bond may also have to reapply.

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE**

**Statement of Receipt
"GUIDELINES FOR HOMEBUILDERS"**

I, _____, owner/contractor, have hereby received a copy of the "Guidelines for Home Builders" booklet, as adopted by the Four Seasons Property Owners Association's Architectural Control Committee. Enclosed within said packet are the guidelines for preparation and submittal of plans, scheduling requirements for all necessary inspections, guidelines for installation of the wastewater treatment system, information for hook-up to the water distribution system, along with all other pertinent information regarding any and all construction within Four Seasons Lakesites.

Any item in said booklet not clearly defined to my understanding, I am aware that I can contact the Architectural Control Committee at 365-6628 for clarification or additional information.

The responsibility for understanding the context of said booklet is between the owner of record and his/her contractor. The Architectural Control Committee, Four Seasons Lakesites Property Owners Association's Board of Directors, Four Seasons Lakesites, U.S. Resort Management Inc., its agents, employees, assignees, and duly authorized representatives shall be held harmless in the event unapproved modifications or alterations are made during the construction process which would violate Article V.A of the Amended Declaration of Restrictive Covenants governing Four Seasons Lakesites, Inc.

Referencing Lot: _____ Subdivision: _____

Witness:

Signature

Date

Address

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE**

**STATEMENT OF UNDERSTANDING
DAMAGE DEPOSIT REFUND**

I, the undersigned contractor/owner of the below referenced construction project, understand that there exists a fiduciary obligation between the ACC and the property owner of said referenced property. Because of this fiduciary obligation, the ACC is required to refund any posted damage deposits to the owner of said property as determined by the records of the Four Seasons Property Owners Association at the time of refund, no matter who posted this damage deposit at the onset of this project. Releasing these posted funds to anyone other than the owner of record will require prior authorization of said owner of record.

Referencing Lot: _____ Subdivision: _____

Contractor/Owner Signature

Date

(Please print name)

Company Name

Address 1

Address 2

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE**

WASTE WATER TREATMENT SYSTEM INFORMATION

Property Owner Name: _____

Property Owner Address: _____

Property Owner Telephone: _____ Home

_____ Work

Lot and Subdivision: _____

☐ Single Family Residence Number of Bedrooms 1 2 3 4 5 6
☐ Multi-Family Residence (Please Circle)

Appliances: ☐ Whirlpool Bath ☐ Garbage Disposal ☐ Dishwasher ☐ Clothing Washer

SYSTEM INFORMATION

Manufacturer: _____

Liquid Capacity: _____ Gallons

Installer: _____

Address of Installer: _____

Phone Number of Installer: _____

Is Installer Registered: Y N (Please Circle)

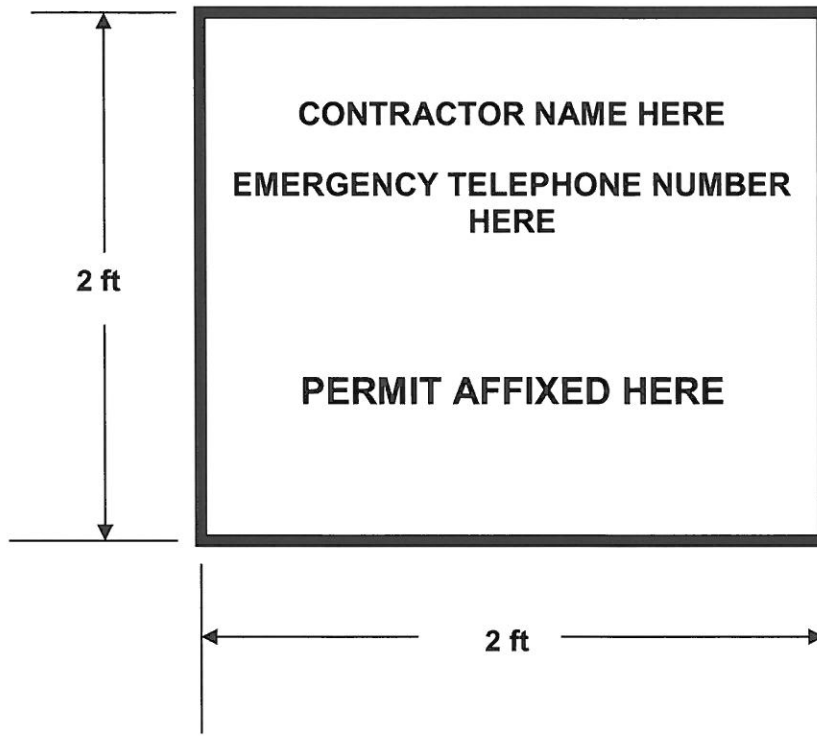
Social Security Number of Installer: _____ (Required)

Signature of Property Owner or Agent: _____

Date: _____

**FOUR SEASONS LAKESITES POA
ARCHITECTURAL CONTROL COMMITTEE**

Contractor Signage



The contractor sign **shall not** exceed Twenty-Four inches square in size and should **only** contain the name of the contractor, and an emergency telephone number, indicated in block style lettering, a minimum of Three (3) inches tall. The sign should also allow room for the display of the permit card at the bottom. No logos or drawings are permitted.

I/We have read the policies regarding contractor signage within the communities of Four Seasons and do hereby agree to abide by these policies.

Contractor/Property Owner

Date

Contractor/Property Owner

Date