

## **BUILDING PERMITS – GENERAL INFORMATION**

A building permit is required for all lot improvements. Failure to obtain approval prior to construction commencing, will result in a stop work notice, in addition to the cost of the permit and a fine. Any campers/trailers that will be left on the property for a period greater than two consecutive weeks will require a permit.

**Please note:** The type of structures allowed on lots in the Subdivision are detailed in the Plat Restrictions. You should review this information to determine if your plan meets with the Plat Restrictions.

### **SPECIFIC REQUIREMENTS**

1. Permits are required for construction or lot improvements of any type, including required construction plans.
  - a. No construction shall begin or be completed until the application has been approved in writing by the Trustees.
  - b. The approval notice must be posted on the property until construction is completed.
  - c. The Property Owner must advise the Construction Contractor that work cannot begin until the approval is posted. If construction commences prior to approval the Property Owner will be subject to fines.
  - d. Permits are not required for landscaping or routine repairs.
2. No part of any structure shall be nearer than 25 feet from the front property line or the lake, if lake front property. The distance from all other property lines shall be no closer than 10 feet.
3. A boat house may be constructed separately and shall be of neat construction and of a character that enhances the value of the property. It shall conform to all requirements that apply to boat docks.
4. All structures shall be of neat construction and of a character that enhances the value of the property. These will include residences, garages, pole barns, storage sheds, portable toilets, pavilions, carports, etc.
5. A temporary storage shed/trailer may be placed on any lot prior to construction of a residence. It shall be neat in appearance and must be removed when the residence is completed or building permit has expired.
6. When any improvements for residential use that include bathroom facilities are erected on any lot owned in this Subdivision, the Property Owner shall at the same time construct and install adequate sewerage disposal facilities as approved by the State of Missouri and the respective county, i.e. St. Francois or Ste. Genevieve.
  - a) Whenever any property in the Subdivision that has sewerage disposal facilities changes ownership, the property owner shall at the same time, obtain an inspection of the facilities from a certified sewer inspector. A copy of the inspection must be provided to the Trustees.
  - b) Whenever any sewerage disposal facility has a failure, the property owner shall immediately make the necessary repairs to correct the problem:
    - Permits must be obtained from the Subdivision and the respective county for the repairs;
    - Within 30 days of the initial warning, arrangements must be made to correct the problem;
    - Within 60 days of the initial warning, the problem must be completely corrected;
    - All repairs must be done by state certified installers and approved by the respective county health department.
7. No debris, trash, or unsightly accumulation of materials shall be allowed to remain on the premises and there shall be no outside storage facilities for any of the aforementioned.
8. All materials used for the construction of the outside of any structure shall be new. Construction must be completed within six (6) months from the date the permit is approved.
9. No residence shall be constructed on any lot or tract in this Subdivision with less than 600 square feet of floor space, excluding porches, decks and porticoes. No basement shall be occupied until the residence is completed.
10. All plans for building new boat docks, or plans for the repair and renovation of existing boat

docks must be submitted to the Trustees for approval. Boat docks may use plastic, or any other types of non-corrosive drums which have been triple-washed, and cleaned of all foreign substances and chemicals. No steel barrels or metal drums shall be used.

11. Construction equipment, or construction materials shall not be stored upon any lot in Goose Creek. Permits for outside storage of construction material or equipment shall be issued as reasonably necessary for building construction, but not for periods longer than six (6) months.

To obtain an approval on a permit application, the following criteria must be met:

1. Mark your lot with street address, name and plat/lot number.
2. It is strongly recommended that a certified survey of the property be performed to provide boundary lines before any construction begins. At times, a survey will be required by the Trustees before approval of a permit application.
3. Obtain a copy of the Plat Restrictions and read thoroughly prior to making any improvements. Placement of structures, driveways, sewage systems, wells, etc. must comply with plat restrictions. Plat Restrictions may be obtained at the Goose Creek Subdivision Office.
4. Permits will not be approved without at least an 8.5" x 11" diagram (or larger) of the entire property drawn to scale indicating the following: all property dimensions must be shown, easements must be indicated, all structures, sewage systems, drain fields, driveways, concrete pads and out buildings etc. must be shown exactly where they are to be placed on the property, including dimensions. Complete building plans for residences must accompany permits for full residency construction. Blueprints will be returned after review.
5. The exact location of any improvement(s) must be clearly marked on the respective property.
  - a) Permanent Residences: No part of the residence shall be nearer than 25 feet from the front of the lot line (or lake, if lakefront property), with a 10 foot offset on all other property lines.
  - b) Recreational vehicles or tents: No nearer than 20 feet from the front of the lot line (or lake, if lakefront property), within 15 feet of the rear property line, or 6 feet of the side property lines.
  - c) All other structures: Same offsets that apply to permanent residences.
6. Any run-off caused by excavation or grading must be contained on the property. Any graded areas should be sown with grass seed and covered with straw. You will be responsible for any/all cleanup or damages caused by run-off.
7. Permits must be completely filled out and signed. Contractors and sub-contractors must be named on the permit to allow them to enter the Subdivision. The Property Owner is responsible for all damages as a result of this construction, including damages caused by your contractors/subcontractors. Construction material disposal is the responsibility of the Property Owner. Do not use the Subdivision dumpsters for any type construction disposal.
8. Any changes in construction, i.e. placement on property, size, usage, etc., will require a new permit to be submitted for approval.
9. State and county rules and regulations must be followed.
10. All docks, new or used must comply with the current requirements:
  - Only encapsulated foam or plastic barrels triple washed and sealed can be used as flotation devices.
  - Docks must be positioned not less than 10 feet from side property lines and no greater than 40 feet out from the normal shoreline.
  - Properties with 20 feet or less lakefront will not be permitted to build any structure, unless proper variances have been obtained from adjoining properties.
  - Any repairs to existing docks must be made of approved materials and any flotation devised must be updated to current requirements.

Within coves, property at the shoreline may be proportioned so all property owners have equal use of shoreline. Docks must be positioned within this proportioned area so that all property owners will have access to their shoreline.