

# Northshore Addition Property Owners Association

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## Northshore Construction Regulations For Members & Their Contractors

As you consider any building project on your property, please insure that it is in full compliance with these Northshore rules and regulations. If you have any questions, our Architectural Control Committee (ACC) will assist you. The ACC members can be contacted through our website at [www.northshorepoa.org](http://www.northshorepoa.org).

Our covenants and deed restrictions also require your compliance with the rules and regulations of the Franklin County Water District (FCWD) so you need to first obtain an approved permit from the FCWD and then provide it along with your application for a building permit with our ACC for their consideration. You can obtain the FCWD permit application and rules and regulations on their website at [www.fcwd.com](http://www.fcwd.com).

It is very important that all your contractors are fully aware of our rules and regulations. Please provide them to your contractors. Compliance, however, is your responsibility.

**2.01** No building, fence, wall or other structure shall be commenced, erected, or maintained upon any lot, nor shall any exterior addition to or change or alteration therein be made, until the details, construction plans, front elevation, and specifications showing the nature, kind, shape, height, materials, color and location of the same shall have been submitted to, and approved in writing as to materials, harmony or external design and location in relation to surrounding structures and topography, by the Architectural Control Committee.

To provide the required information to our ACC, please complete the Northshore [Building Permit Form](#) and attach all the above required information. This form contains the contact information for submission.

**2.02** .....the Homeowners Association shall appoint an Architectural Control Committee of not less than 3 members, ....The Architectural Control Committee shall either approve or reject all plans and specifications submitted to the Committee with a majority of 2 members voting in agreement, which Committee shall serve at the pleasure of the Homeowners Association. THE DECISIONS OF THIS COMMITTEE SHALL BE BINDING.

**2.07** The Architectural Control Committee of the Homeowners Association shall have final authority as to exterior styling of residences. Special emphasis shall be made to insure that said styling shall be compatible with the rustic, wooded setting of the Development. The interior of all residences shall be left entirely to the discretion of



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the owner /lessee. Any house built within the development shall have a minimum of 1,200 square feet of living space.

**2.09** No precedent of any prior architectural decision shall be valid evidence as to effecting any other decision.

**3.02** The roof of each private dwelling house, or boathouse erected upon any lot shall be constructed of wood shingles, cedar shakes, sheet metal, or composition as may be approved by the Architectural Control Committee.

**4. 01** No free standing buildings of any kind shall be permitted, including, but not limited to, a trailer, tent, shack, garage, barn, tool shed, boat house, or other outbuilding, without obtaining approval of same from the ACC.

**4.02** Facilities used in connection with any construction operations shall be subject to the approval of the Architectural Control Committee.

**6.01** All rules of Franklin County Water District (or its successor) shall prevail. As original Lessors, their rules and regulations shall be enforced as if they were a part of these Deed Restrictions and each owner, lessee or sub-lessee of individual lots in the Northshore Addition shall make himself aware of said rules and regulations and remain current as to changes. An annual rental per lot based on an acreage rental of \$85.00 per year shall be due Franklin County Water District on the 26th day of April of each year.

**18 wheel tractor/trailer trucks are prohibited in Northshore.** A fine of \$500 will be assessed per occurrence to any Northshore member whose contractor(s) violate this regulation.

Northshore roads are limited to a 20 ton weight limit.

- Concrete truck deliveries: Concrete trucks are allowed in Northshore but they are limited to half loads not to exceed 5 yards of concrete. Northshore members are required to provide our ACC with the load sheets of each truck delivery which confirms compliance with this regulation. Our bridge is only rated for weight less than 20 tons.

The posted speed limit in Northshore is 20mph. All parties, including contractors, are required to adhere to our speed limit.

Littering of any kind is prohibited throughout Northshore.

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## Building/Construction Permit

### Owner

Lot #: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Date: \_\_\_\_\_ email: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Project Commencement Date: \_\_\_\_\_ Project Completion Date: \_\_\_\_\_  
Permit Fee: \_\_\_\_\_ Check #: \_\_\_\_\_

### Construction Fees

- New house construction is \$1,500.00 (1,200 sq. ft. minimum conditioned living space, does not include screened porches, patios, etc.)
- Boat house is \$100.00
- Retaining wall is \$1.00 per foot when dirt is brought in or out and \$0.50 a foot if on site dirt is used and if dirt remains on site.
- \$50.00 fee for original septic install, removal, major work.
- Make check payable to Northshore Addition POA.

### Contractor In Charge

(If more than one, list same info for others on page 2 and on the back)

Name: \_\_\_\_\_ Office Phone#: \_\_\_\_\_  
Contact: \_\_\_\_\_ Cell Phone# : \_\_\_\_\_  
Physical Address: \_\_\_\_\_

### Location and Description of Building/Construction Project

(Attach additional pages & drawings to fully describe size, scope, colors & materials.  
Include drawings, measurements, & location of construction.)

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## Building/Construction Permit

Description of all construction equipment to be used by contractors in this project. Be sure to include makes, models, and weight descriptions of trucks, tractors, graders, backhoes, track hoes, skid loaders, etc.:

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Other Contractors (Names, Tel. Numbers Addresses)

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Owner understands and agrees the Northshore permit fees are non-refundable. By signing below, owner accepts full responsibility for any and all liability and damages in the Northshore community that are caused in connection with this project. This includes but is not limited to road and gate damage caused by contractors, subcontractors, and suppliers to the owner of this project.

\*Check with Franklin County Water District Rules and Regulations at [www.fcwd.com](http://www.fcwd.com) to assure compliance and include copy of County and Water District Approvals and Permits where required.

\*REFER to NSPOA Rules and Regulations in Declaration of Covenants at [www.northshorepoa.org](http://www.northshorepoa.org) .

\*Incomplete forms will be returned without approval.

\*Construction May Not Begin Without Required Approvals.

Northshore ACC Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Northshore ACC Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Owner Acceptance: \_\_\_\_\_ Date: \_\_\_\_\_

Email Completed Permit to our ACC members:

Patrick Smith: [PSmith8152@aol.com](mailto:PSmith8152@aol.com) - Phone: 903-856-8255

John Kovacevich: [john\\_d\\_kovacevich@fanniema.com](mailto:john_d_kovacevich@fanniema.com) - Phone: 214-208-0257

Bruce Williamson: [lakeranch@aol.com](mailto:lakeranch@aol.com) - Phone: 214-883-8560