

Green Shores Property Owners Association, Inc.

P.O. Box 272

Shell Knob, Missouri 65747

Application for Construction

This is an application for construction and/or **exterior** modification of a house, garage or storage building in the Green Shores subdivision. Changes to siding and roofing materials or types must also be approved. Read the Restrictions and Covenants dated March 8th 2024 carefully before completing this form. Note specifically Section 2B, which requires that construction "shall be for the express purpose of the owner's primary or secondary residence". **Construction may begin only after written permission has been received from the GSPOA Board and then must commence within 90-days of approval.**

The completed application shall be submitted to Mickey Blizzard, Architectural and Building Chairperson, (mblizzard4570@gmail.com)

Name of Applicant: _____

Address where work will be completed: _____

Type of project:

New construction _____ Addition _____ Exterior remodel _____
Detached garage/storage building _____ Guest house _____
Garage apartment _____ Other _____

Explain project: (use additional sheets if needed)

Contractor(s) or person(s) completing project:

Name _____
Telephone # _____

Name _____
Telephone # _____

Below are some quotes from the Restrictions (the entire document is not included).

Construction Limits and Requirements

Each home shall have a finished floor (heated/air-conditioned) space of not less than seventeen hundred (1700) square feet, exclusive of porches, patios, garages, unfinished basement, carports, etc. A minimum of twelve hundred (1200) square feet of the aforementioned seventeen

hundred (1700) square feet must be on the main floor. Finished basement footage shall count as part of the seventeen hundred (1700) square feet. Finished basement shall be defined as having walls, ceiling, and flooring surfaces covered with finished materials; having the spaces heated and air-conditioned with electric lighting and convenience outlets. Each home shall have at least a two-car garage, preferably attached.

Planned square footage of house

Interior sq. ft. to be considered: _____ Square footage on main level: _____

Construction of Additional Structures

Garages, storage buildings, guest houses, garage apartments or any type of construction may be separate from the adjoining residence but they must be built in accordance with the restrictions outlined herein and be built on lots which have physical, common, touching bounds.

Additional Structures Size Limitations

Any attached garage square footage shall not exceed forty percent (40%) of the square footage of the main floor footage. However, any garage square footage under and within the confines of the main floor square footage shall not be included in the 40% rule or count against the 40% rule. One additional separate garage equal to or less than the primary attached garage square footage shall be allowed or in the event that the owner elects not to have an attached garage, then the owner shall be restricted to one detached garage not to exceed forty percent (40%) of the main home finished floor space.

Planned Garage: Attached _____ Detached: _____

Planned square footage of garage: _____

No more than one storage building shall be constructed or placed on any lot. The storage building size is not to exceed 200 square feet. The Architectural style and exterior materials of the storage building shall be compatible with the residence. Any such storage building shall be located to the rear of the front building line of any residence or 125 feet set back from main road.

Planned square footage of additional structure

Interior sq. ft. to be considered _____

Building and Setback Limits

No structure shall be closer than fifty (50) feet from the center of the road. No structure of any kind shall be closer than twenty (20) feet from any side or rear property line including storage buildings and dog kennels. Due consideration should be given and exercised so as to not block the lines of sight with entrance gates, corner monuments, fences, name signs, and mailboxes.

Planned Setbacks

Setback from middle of road: _____

Setback from side & back of lot: _____

Carroll Electric Requirements

Applicant is advised that any non-residential structure requiring new electrical service will be subject to a Tarriff imposed by all Arkansas Electric Cooperatives. Applicant should

determine this cost prior to submitting this application and/or consider running power to the new external structure from their existing residence.

Construction Plans and Permits

Three copies of completed, scaled and dimensioned drawings and a completed Application for Construction form shall be submitted to the Architectural and Building Chairperson for approval prior to initiating construction of any new buildings, additions, or alterations to exterior size and style. This submittal must be received by the Architectural and Building Chairperson at least thirty (30) days prior to the next scheduled regular meeting of the Board of Directors. Drawings shall include a site plan, floor plans, roof plan, elevations and specifications for exterior materials. Any changes to the drawings or proposed construction materials shall be submitted to the Architectural and Building Chairperson for approval. Alteration and addition construction shall match existing architectural style, exterior materials and color. In the event materials cannot be matched with available new materials, the owner shall submit samples of a proposed substitute to the Architectural and Building Chairperson for approval.

Completion Time and Footing Inspection

Construction can begin after receipt of an approved (by the Board of Directors) Application for Construction Form from the Architectural and Building Chairperson. All exterior construction of the building, addition or alteration shall be completed not later than one (1) year from the date the Application for Construction was approved. The interior construction shall be completed to a degree that allows occupancy or use not later than eighteen (18) months from the date the Application for Construction was approved.

The Owner shall allow the Architectural and Building Chairperson access to the site to observe that construction is in conformance with these Restrictions. Note, prior to concrete being poured in the footing, the excavated footing must be inspected by the Architectural and Building Chairperson (or designee) to ensure the exterior dimensions conform to the approved size of the addition/structure.

Anticipated Beginning Date: _____

Anticipated Completion Date: _____

Construction Materials

Use of the following building materials and construction are **prohibited** on the outside of any and all new and/or existing structures:

- Siding of tarpaper, roll asphalt or building paper

- Roofs of roll tarpaper, asphalt paper or metal, including painted metal, not expressly designed for residential construction

- Corrugated metal and metal siding not expressly designed for residential construction

- House trailers, mobile or modular homes

- Prebuilt or prefabricated homes unless approved by the Architectural Review Committee and the Board

- Pole Barn construction or non-residential metal building construction

- Quality of project or materials that do not fit with community-wide exterior design standards.

The following materials are **acceptable**:

Asphalt, built-up asphalt graveled roofs, wood shingles and shakes, tile roofs, architectural metal roofs

Roofs of durable and attractive material expressly designed for residential use.

Wood, brick, stone, cement based, EIFS, vinyl, aluminum and architectural metal siding

List materials to be used

Roof materials:

Primary exterior finish:

Secondary exterior finish:

Water Construction and Procedures

Each lot owner with a water connection shall be subject to an annual assessment for the non-depreciable operating expenses of securing water from the water system. Lot owners requesting connection to the water system shall pay a fee (listed below) plus the remaining proration of the annual assessment. All lot owners are responsible for their own water service line to and including the connection to the shut off valve. Green Shores is responsible for the shutoff valve, including repair and replacement if necessary. Lot owner will contact the Green Shores Water Chairperson for coordination of the final connection and any system shutdown that might be required. Excavations for water system connections or repairs will be promptly and properly backfilled by the lot owner.

Contact: Bret Talbott, Water Committee Chairman (316) 761-5536

Plumbing Construction and Restrictions

All plumbing and sewage systems shall be constructed to conform to the specifications and requirements of the Barry County Health Department.

Driveways, Mailboxes, Misc. Items

All driveways, sidewalks and ramps shall be constructed of gravel, asphalt, poured concrete or masonry pavers. All driveways and/or sidewalks that connect to any road or street on the properties shall not block or interfere with existing road right of way and/or site drainage. The Property Owner shall be responsible for the installation of a culvert and connection to the public roadway in a manner that is in conformance with Barry County specifications. Such installation shall occur early in the construction process in order to reduce the risk of damage to the road from construction equipment. Any damages to the road or drainage that are caused by the construction of the home shall be repaired at the property owner's expense.

Driveway, sidewalks and ramps material to be used: _____

Non-compliance

Failure to comply with the GSPOA Restrictions & Covenants will result in a loss of GSPOA rights and legal action may be taken with expenses paid by Owner.

Water Hookup Fee

For new construction there is a \$1,500.00 fee to connect to the GSPOA water system. The Water Committee Chairperson shall be contacted prior to connecting to the water system. **The fee must accompany this application.**

Contact: Bret Talbott, Water Committee Chairman (316) 761-5536

Signature Sheet

By signing this application, you are acknowledging that you understand the GSPOA Restrictions & Covenants and are accepting of them and that the information provided is accurate to the best of your ability. All required drawings should be attached to this application.

Applicant's signature: _____

Print Name: _____

Street Address: _____

State/zip _____

Telephone #: _____

Date: _____

GSPOA Architectural and Environment Approval: Yes ____ No ____

Chair: _____

Date: _____

If not approved, why: _____

GSPOA Board Approved: Yes ____ No ____

GSPOA President: _____

Date: _____

If not approved, why: _____

Revision Date: 8/31/2024