

TURTLE COVE GUIDE FOR CONSTRUCTION

The A & E Committee will review the building plans, plot plans & the extent of tree removal required for placement of the house, drive way and septic system. They will also review the elevations and its relationship to the surrounding topography, the final grading of the building site and driveway with regard to the control of surface water drainage (see Section 4 of the Covenants).

The following documents are attached and must be completed and submitted to the Turtle Cove Office a minimum of **30 DAYS BEFORE CLEARING OR CONSTRUCTION IS TO BEGIN**.

1. **Application for Clearing Permit (Attachment I):** This document should be completed in accordance with the following:
 - a. Locate the property survey stakes (iron pins). Run string between the stakes.
 - b. Mark with surveyors' tape the trees that **WILL BE LEFT STANDING** after construction is completed. **NOTE:** Clearing of more than 25% of the trees outside of the building area, driveway, and septic system is not permitted without special approval of the A & E committee. (See Covenants Section 4.01 (c).
 - c. Burning of clearing or construction debris is **NOT** allowed.
2. **Application for Construction (Attachment II):** This document should be completed specifying construction details regarding size, color, location, etc. Using easily identified stakes, locate the corners of the house and other structures.
3. **Plot Plan Layout (Attachment III):** Must indicate:
 - a. Distance from the property line of all structures (porches, decks, outbuilding, etc.). Minimum setback requirements: 15 ft. on sides, 75 ft. from center line of any street, 35 ft. from rear property line, (75 ft. on lakeside). **NOTE:** State requires 25 ft. natural buffer on lakefront.
 - b. Location of driveway and septic system.
4. **Application for Fence, Screening or Enclosures (Attachment IV).**
5. **Application for Water Meter (Attachment V).**

FAILURE TO ADHERE TO THE ABOVE MAY RESULT IN DELAYS IN PROCESSING YOUR APPLICATION. REFER TO COVENANTS: SEC. 4.01 - 4.09, 6.01 - 6.03 AND BY-LAWS, ARTICLE XVI, XVIII, XIX, AND XXII.

TURTLE COVE APPLICATION FOR CLEARING PERMIT

ATTACHMENT I

NAME OF PROPERTY OWNER: _____ DATE: _____

PROPERTY: LOT# _____ SECTION _____ STREET _____

CONTACT PHONE NUMBERS: DAY _____ NIGHT _____

I hereby apply for a permit to clear the above described property for construction according to the attached Plot Plan Layout.

I have read and understand the Turtle Cove Covenants and By-Laws and will comply with them fully.

I will not remove more than 25% or (1 in 4) of the large trees (over 3 inches in diameter) without special permission secured from the A & E Committee in advance. I will wrap surveyors orange tape around every tree that is to be left standing, for A & E Inspection, before & after construction.

I also affirm that no residue or trash from the clearing and construction operation will be left on my property, or any other property, including greenbelt. I will dispose of all trash and material at my own expense in a timely and legal fashion. I understand that there will be **NO BURNING** of clearing or construction debris.

I pledge to comply with all of the above and understand that I am responsible for the actions of my family, guests, and contractors. I will encourage them to respect the rights and privacy of the neighbors.

I will properly instruct my contractors so that excess clearing of trees will not occur. Approximate number of large trees left after construction will be _____.

SIGNATURE OF PROPERTY OWNER

APPROVED BY (A&E COMMITTEE)

APPROVED BY (A&E COMMITTEE)

DATE