

FYRE LAKE ASSOCIATION, INC.

NEW HOME CONSTRUCTION & HOME ADDITION/REMODELING GUIDELINES

NAME: _____ LOT NUMBER(S): _____

MAILING ADDRESS: _____ LAKE FRONT: Y N (circle)

DAYTIME PHONE: _____
EVENING PHONE: _____

BEST TIME TO PHONE: DAY ☐ EVENING ☐

NEW CONSTRUCTION ☐ REMODELING or ADDITION TO EXISTING HOME ☐

EXPECTED STARTING DATE: _____

CONTRACTORS NAME: _____ TELEPHONE: _____

ADDRESS: _____

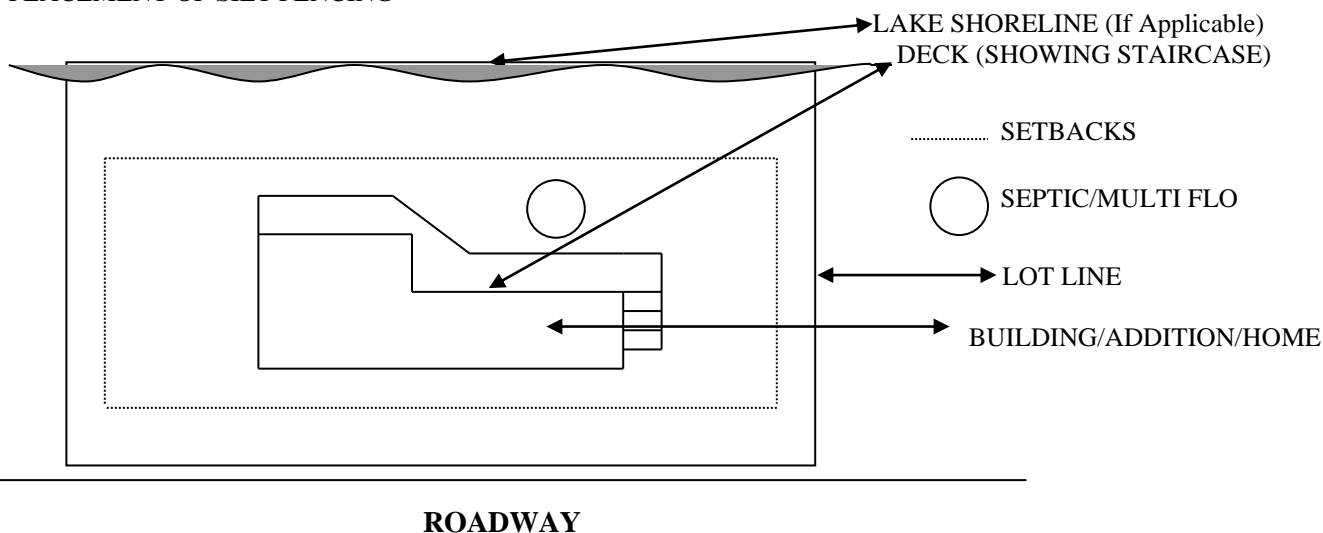
REQUIREMENTS FOR NEW CONSTRUCTION & HOME ADDITION/REMODELING AT FYRE LAKE:

- Mercer County and Fyre Lake Building Permits and Mercer County Health Department approval (of septic or other waste disposal system).
- House Plans, (blue prints), and Site Plan for Fyre Lake building inspector and ECC (Board) approval.

Note: Fyre Lake Association approvals are done at the regular monthly Board meetings (second Wednesday of each month). Plans must be provided to the FLA office at least one week prior to the meeting night to provide time for the Fyre Lake building inspector to review the plans.

Site Plan MUST show:

1. LOT DIMENSIONS
2. BUILDING LOCATION ON LOT
3. LOCATION OF PINS AND SETBACK DISTANCES
4. LOCATION OF SEPTIC OR OTHER WASTE DISPOSAL SYSTEM
5. LOCATION OF DECKS, DOCKS, RETAINING WALLS
6. PLACEMENT OF SILT FENCING



EXAMPLE OF SITE PLAN

- The required setbacks for houses & garages including attached decks are as follows:

30' from road right of way (front lot pins)
 10' from each lot side boundary
 20' from the rear lot line
 50' from the shoreline high water mark

(Note: All setbacks are measured from the property pins and the normal high water mark on shoreline property.)

- Site must be staked out for Mercer County as well as Fyre Lake building inspector and/or ECC inspection and approval. Excavation must not begin until site stakes have been inspected and approved.
- Following the above procedures, and a copy of the Mercer County Building Permit provided, the Fyre Lake Association Building Permit may be obtained at the office during regular office hours for properties located on the east side of Fyre Lake. The building permit fee is 3% of the total project cost for new home construction. Building permits for properties located on the west side of Fyre Lake must instead be obtained at Sherrard Village Hall.
- Also at this time, a check made out to Fyre Lake Water Co. for \$2,000.00 (water hook-on fee), must be submitted.
- All of the above must be approved and the proper permits obtained in advance of beginning excavation or construction.
- State regulations now require all roofing, new or replacement, be done by a licensed roofing contractor.
- Construction site must be kept clean at all times. If the site is not maintained in a clean manner so as to prevent blowing debris and unreasonable unsightliness, Fyre Lake Association will have the site cleaned and the expense of such cleaning charged to the lot owner.
- Silt fencing must be installed prior to excavation to prevent any runoff of soil to adjoining lots, greenways or into the lakes.

As mandated by our Restrictive Covenants at Section 2 (h) and Section 4 (a) (ii).

- Ditches and swales must remain free and unobstructed at all times, and it shall be the duty of every owner of a lot in the development to keep such ditch or swale continuously unobstructed and in good repair.
- If original ditch or swale is obstructed during or following construction, it must be restored or relocated (with FLA board approval) so as to prevent water runoff onto adjoining lots or roadways.
- All home owners must install dry culverts at least 10 " in size between the road right-of-way and their lot.
- All construction, including but not limited to decks, sunrooms, retaining walls, docks, additions, etc., must be approved by the Fyre Lake Association Environmental Control Committee (Board of Directors) prior to commencement of any excavation or construction.
- All new free standing construction will need to be submitted to the board with a minimum of a two-week period prior to next scheduled monthly meeting.

I/WE HAVE READ THE FYRE LAKE DECLARATION OF RESTRICTIVE COVENANTS, (INCLUDING THE FYRE LAKE WEST COVENANTS, IF APPLICABLE), AND UNDERSTAND AND AGREE TO ABIDE BY ALL RESTRICTIONS AND GUIDELINES THEREIN.

MEMBER SIGNATURE

DATE

MEMBER SIGNATURE

DATE