

BUILDING PERMIT APPLICATION

PERMIT # _____

TERRY VALLEY LANDOWNERS ASSOCIATION

DATED: September 7, 2022

Owner _____ Phone _____

Address _____

Lot Address - Street & Number _____ Tract _____ Block _____ Lot _____

Proposed Construction _____ Start Date _____ Complete Date _____

Construction Regulations:

1. Property survey corner stakes must be visible during the entire construction period. Date located by a South Dakota certified surveyor _____
2. Property must provide adequate parking for vehicles during construction and for owner and guest parking year round after construction is complete.
3. Construction workers must observe 15mph speed limit at all times.
4. Entire construction area must be kept clean and orderly at all times during construction.
5. Construction equipment, trailers, building materials, etc. must never be left on roads or road right of ways.
6. Construction worker vehicles must be parked on property as much as possible and not on the roads.
7. The architectural review committee reserves the right to deny any building permit application based on the use of a contractor not acceptable to the committee for any justifiable reason.
8. If a violation of any rule, regulation, covenant, or any other rule or regulation set by the Terry Valley Landowners Association or the Terry Valley Road District results in any legal or administrative costs or fees, these expenses will be born solely by the property owner(s) and/or contractor(s).

Construction Materials and Colors:

1. Foundation structure and material _____
2. Exterior Finish and Color _____
3. Roofing Type and Color _____
4. Decking Material _____
5. Galvanized Culvert requirements: Yes _____ No _____ Size _____
6. Driveway: Gravel _____ Concrete _____ Asphalt _____
7. Property Type: Primary Residence _____ Secondary Residence _____ Rental _____

I/we agree to abide by the construction regulations of the Terry Valley Landowners Association, Terry Valley Road District, and the Terry Valley Development Covenants.

Owner's Signature _____ Date _____

Architectural Review Committee Signature _____ Date _____

Permit Application Fee: \$2500.00 New Residence \$300 Detached Garage \$300.00 Remodel/Addition

Amount Paid _____ Date Paid _____ Check number _____

TERRY VALLEY LANDOWNERS ASSOCIATION
P.O. BOX 186
LEAD, SD 57754
605-580-0122

ARCHITECTURAL REVIEW COMMITTEE RULES

Dated: September 7, 2022

Authority:

The Architectural Review Committee (ARC) is established by the Terry Valley Landowners Association (TVLOA) under the authority granted on the 17th day of May, 2002, by declaration of Wharf Resources ceding responsibility for the ARC to the TVLOA.

Purpose:

The ARC is charged with the responsibility of supervision of all new building, remodeling which alters the exterior appearance of a structure, or utilization of land within Tract A, part of Tract B, and Tract C of Lost Camp Valley Acreage in order to ensure compatibility with the natural environment and the general appearance of the area.

Building Permits:

Any new construction, or remodeling which alters the exterior appearance of a structure already in existence, must obtain a building permit. The building permit application form and the rules are available on our website: terryvalley.org.

Submission of Application:

The completed application shall be submitted to the ARC with a non-refundable fee of: \$2500.00 New Residence; \$300.00 Detached Garage; or \$300 Remodel/Addition along with the following documents:

1. Copy of a site plan showing the location of any proposed new structure and/or additions, septic tank drain field, water and gas and electric lines, and showing that setback requirements will be met. The plan should indicate the location of the driveway and galvanized culverts adequate in size to maintain proper drainage through the ditches.
2. Copies of the floor plan of each level of any structure, drawn to scale with dimensions indicated.
3. Copies of all exterior elevations drawn to scale with dimensions, and indicating external colors and building materials.
4. Proposed tree removal beyond what is necessary for construction.
5. Copies showing approval by the State and/or Lawrence County of any proposed septic systems and drain field.
6. Copy of SD certified surveyor map showing all property corners and size of lot.
7. Copy of the building permit issued by Lawrence County.

Issuance of TVLOA Building Permit:

1. Upon receipt of the above documentation, a site visit will be made by one or more members of the ARC. Temporary stakes shall be in place to indicate proposed locations of any and all structures.

2. If the ARC determines that the proposed buildings, etc., are within the guidelines established by the Covenants, preliminary approval of the plan may be granted, at which time the plans may be submitted by the owner to the Lawrence County Planning Commission for their approval.
3. If the Lawrence County Planning Commission issues a building permit, a preliminary building permit will be granted by the ARC.
4. In order to secure a water tap from the Terry Trojan Water District a permit number must be provided by the Terry Valley Landowners Association to the Water District. This permit number will be provided only after the Terry Valley Landowners Association has received a location survey affidavit signed by a registered South Dakota surveyor certifying that all structure setback requirements of the building have been met and by exact measurements in feet and inches for the front setback, each side setback, and the rear setback.
5. A final building permit will be issued by the Terry Valley Landowners Association after receipt of the certified surveyor certification stated above. No construction beyond the foundation work may occur until the final Terry Valley Landowners Association Building Permit has been issued.

Subsequent Changes to Plans

Any alteration of plans which affect the placement or external appearance of the construction must be submitted to the ARC prior to making such changes. A fee of \$25.00 shall accompany each such request.

Inspections:

The ARC reserves the right to inspect work in progress to ensure compliance with the building permit. If non-compliance is noted, the owner shall be notified in writing by the ARC and corrections must be made. Lack of inspection by the ARC during construction does not automatically denote approval. If requested by the ARC, the owner shall provide evidence of compliance with covenants, State and Lawrence County regulations, state and local electrical, plumbing, and building codes including rough in and final inspections.

Non-compliance:

If it is determined that there is a failure to comply with the stipulations of the building permit, the owner will be given written notice of the non-compliance and given 30 days to correct the deficiency. If after the 30 days, the defects have not been corrected, the owner will be assessed a penalty of \$50.00 per day until compliance has been achieved. If construction has started before the TVLOA Building Permit is obtained a penalty of \$300.00 will be assessed.

Waiver:

A waiver may only be granted by the TVLOA Board.

Approval:

The owner will not commence construction until written approval by the ARC has been granted, and applicable fees paid.

Appeals:

These rules are established in accordance with the Covenants, but do not supersede the Covenants. All appeals shall be in writing to the TVLOA Board.