



CEDAR BLUE BUILDING PERMIT/CONTRACT FOR ENCLOSED COVERED DECKS 401-800 SQUARE FEET

CEDAR BLUE PROPERTY OWNERS ASSOCIATION

CEDAR BLUE RV PARK, SULPHUR, OKLAHOMA

Effective 09.21.19, Updated 07.15.23

Performance Guarantee: \$1500 Fine: \$1500 Annual Fine: \$1500

Permit Fee of \$2.00 per Square Foot (Exterior Measurements): _____

Lot Owner: _____

Received By: _____

Date of Application: _____

Date Received: _____

Home Address: _____

Contact Phone: _____

Lot Number: _____

New Construction Square Footage: _____

Existing Enclosure Square Footage: _____

Total Enclosed Square Footage: _____

Lot Dimensions: _____

Contractor: _____

Materials to be used: _____

Construction Start Date _____

Estimated Date of Completion _____

Extension Date (1st) _____

Extension Date (2nd) _____

ALL LOTS MUST BE IDENTIFIED (LOT NUMBER ON SIGN) CLEARLY VISIBLE FROM THE ROAD OR THE BUILDING PERMIT WILL NOT BE APPROVED. LOT LINES MUST BE SURVEYED BY A LICENSED SURVEYOR OR THE BUILDING PERMIT WILL NOT BE APPROVED. THE SURVEY MUST BE LESS THAN FIVE YEARS OLD AND AN OFFICIAL COPY MUST BE FILED WITH THE OFFICE.

The property owner must be present at time of the building permit inspection and final inspection. Failure to do so will result in disapproval of the project. The Environmental Committee meets the third Saturday of each month; inspections are normally conducted following the monthly board meeting. The Environmental Committee will approve/disapprove all permits within 30 days of the submission date.

Construction improvements must start within thirty (30) days of the approval and be completed within ninety (90) days after approval. If thirty (30) days have elapsed before the start of construction, the property owner will need to submit a new construction permit. Extensions may be granted for good cause.

Periodic inspections will be made by a member of the Environmental Committee. All construction will be inspected upon completion. **The approved permit must be posted on the lot until the final inspection has occurred.**

On a separate sheet of paper, draw the property lines, both sides, front and back. Include all existing structures and the proposed construction, and how many feet the proposed structure is from each property line. Failure to provide an adequate illustration of project will result in denial of permit by the Environmental Committee. If more detail is needed, additional sheets may be added to the application

The easements are five (5) feet strips inside all lot lines except those lines coincident with street right of ways, in which case the easements are ten (10) feet wide. No permanent project will be permitted to be built within the easements.

Permit fee is \$2.00 per square foot of the proposed new construction. If the project is new construction, the permit fee will apply to the total square footage being proposed. If the property owner is expanding a current approved enclosure of 400 square feet or less, the fee only applies to the additional square footage being added. **The completed project cannot exceed 800 square feet whether it's new construction or expanding an existing approved structure. The square footage will be determined by the exterior dimensions of the proposed structure.** The square footage permit fee must be paid in full before any construction may begin and approved permit issued to the property owner.

Please refer to the Cedar Blue Environmental Rules for all rules and regulations.

Property Owner Present for Initial Permit Inspection: () Yes () No

Property Lines Identified by Survey: () Yes () No

Survey Copy Provided: () Yes () No

Approved by: _____

Date: _____

Approved by: _____

Date: _____

Disapproved by: _____

Date: _____

Disapproved by: _____

Date: _____

Reason: _____

Inspection Comments: _____

Property Owner Present for Final Inspection: () Yes () No

Final Inspection Penalty Fees Assessed: () Yes () No

Annual Penalty Fees Assessed: () Yes () No

Final Inspection Approved by: _____ Date: _____

Final Inspection Approved by: _____ Date: _____

Final Inspection Disapproved by: _____ Date: _____

Final Inspection Disapproved by: _____ Date: _____

Final Inspection Comments:

Disclaimer: It is the property owner's responsibility and not the CBPOA Environmental Committee to accurately mark the property lines using survey information on file with Murray County. When getting a survey, notify the surveyor and recommend for them to use the benchmark located on the south side of the Family Center. The Environmental Committee bases their decisions in part on where the property lines have been marked. Should they approve a building permit and it is later determined that the structures are outside the setback requirements and/or on neighbor's properties, the CBPOA holds NO liability for this error. All responsibilities for any errors regarding the marked property lines lie with the property owner. Review and sign the Environmental Committee Rules and Regulations before submitting this form. Not all rules are listed on this form.

These rules and the Environmental Committee Rules and Regulations will be used to approve any Enclosed Deck exceeding 401 square feet of construction. Property owners have the right to appeal to the Board of Directors in writing any decision of the Committee within thirty (30) days. Any property owner found in violation of these rules will face a penalty of water and sewer cutoff. If this happens there will be a \$1500 reconnect fee. Additional penalties will include loss of voting rights, use of common property and civil action to prevent the occurrence, continuation or violation of these guidelines.

The property owner, not Cedar Blue, is responsible for removal of all construction debris from Cedar Blue. A Disposal Fee will be assessed the property owner in the amount of \$250 if not removed from Cedar Blue. No construction debris is allowed to be dumped in the park's dumpsters. If construction debris is placed in the dumpsters, a \$250 fine will be assessed. These fees are assessed per incident.

I HAVE READ AND AGREE TO COMPLY WITH THE ENVIRONMENTAL COMMITTEE RULES AND REGULATIONS, AND COVENANTS.

Signature of Owner: _____

Date: _____

Signature of Owner: _____

Date: _____

FAILURE TO SIGN WILL RESULT IN NON-APPROVAL

