

Caroline Pines Property Owners Association
Building Permit Guidelines

The following synopsis outlines the building codes established for the community of Caroline Pines by the Caroline Pines Property Owners Association Board of Directors. There will be no variation from these codes unless the board of directors issues a special exception permit due in extenuating circumstances. The board, on a case-by-case basis, will determine these circumstances and approval of one case does not imply automatic approval of another.

NOTE: Building fees apply to all construction whether you are building a stick built home or having your home brought in by truck. The fees apply to the placement of ALL homes within Caroline Pines.

BUILDING PERMITS WILL ONLY BE ISSUED TO A MEMBER IN "GOOD STANDING"

Said lots shall be used exclusively for residential purposes except those lots that may be designated, subject to rezoning (if any) and zoned as a business or commercial areas on the plats by Caroline Pines Property Owners Association.

No more than one single-family dwelling house may be erected or constructed on any one lot. No building of any kind shall be erected prior to the erection of a dwelling house. No accessory or temporary building shall be occupied as living quarters. No structure shall have tarpaper; roll brick siding, or similar material on outside walls. No house trailers, shacks or similar structures shall be erected, moved or placed upon said premises. Building permits are valid for six months. All building exteriors must be completed within six months from the date the building permit is approved, signed and returned.

Building permits from Caroline Pines as well as the Caroline County building permit must be clearly posted. Failure to do so may result in a stop work order placed on the property and/or fines. No residence shall have less than 900 square feet of living space on the ground floor or first floor exclusive of (NOT INCLUDING) porch areas. No porch or projection of any building shall extend nearer than 30 feet to any road right of ways, nor nearer than 15 feet to the property line of any abutting property owner, nor within 110 feet from the normal water line of the lakes or the North Anna River as shown on recorded plats. Caroline County setbacks may differ from the ones specified by Caroline Pines, but they must be met to receive a building permit from the county. CPPOA also retains for itself, successors and licensees a 15 foot easement on all from, rear, and sides of the property for the purpose of installing, maintaining, and operating utility lines and mains thereon together with the right to trim trees and/ or brush along with the right 10 place guy wires, braces and anchors as they feel are necessary, These easements are further explained in the disclosure package, which must be obtained by the CPPOA office.

No outside toilets will be allowed on the premises, once the six-month time building allowance expires. No untreated water shall be permitted to enter any waterway.

All dwellings must be constructed on a permanent foundation. The front door of the dwelling must face the roadway (no sideways installation will be approved).

Each dwelling shall have its own access (driveway) without reliance on CPPOA common ground to access the property.

Building permits will only be considered once fees are paid and a copy of the survey showing the placement of the house, drain field and driveway as well as the structural plans are turned in to the office.

Persons applying for a building permit are responsible to notify the office personnel when the dwelling is to be occupied. The occupant of the house must provide the office with the completed Membership and Information Forms obtained from the disclosure packet, Failure of a builder to inform the occupant of the required information may result in fines or denial of future building permits,

CPPOA Building Permit Guidelines Continued

During construction the lot must remain clean of excess debris. A dumpster or receptacle for disposal must be kept on the premises and used during construction. Failure to comply may result in fines or denial of future building permits.

All construction vehicles used in Caroline Pines must have the proper licensing as required by Caroline County to operate on public highways.

SINGLE FAMILY DWELLING FEE - \$7,000.00

The building fee for a single-family dwelling applies to the initial construction of a single-family dwelling.

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| Impact Fee | \$2,500.00 |
| Building Fee | \$2,500.00 |
| New Member fee- | \$ 500.00 |
| Road Fee- | \$1,500.00 |
| | <hr/> |
| | \$7,000.00 |

The road fee of \$1,500.00 will be used to repair any damage occurring to the roadway during home construction. Damage occurring to Caroline Pines roadways that cost more than \$1,500.00 to repair will be billed to the builder of the dwelling.

UPGRADE/REPLACEMENT FEE - \$500.00

All upgrade or replacement fee applies only to complete replacement of an existing dwelling on said lot in the event replacement is necessary due to a natural disaster, act of God, fire, flood, etc. This fee also applies if a property owner is upgrading to a larger or newer home. This permit is valid for six months from the date of issue.

IMPROVEMENT FEE - \$50.00

An improvement fee applies to any construction or improvement to an existing primary dwelling consisting of an area exceeding 150 square feet. This permit is valid six months from the date of issue.