## L.P.P.O. Association Application for Permit to Construct

Name of Applicant			_
Address of Applicant			
Lot Number	Date	Phone Number	Email address:

**Fees and Blueprints:** A one-time impact fee of \$750.00 plus a \$1000.00 refundable impact bond and a set of blueprints must accompany this application. The blueprints are to show the dwelling, foundation, and septic system. These must be approved according to the Covenants, which require that the first or second floor must be a minimum of 1000 square feet of living area. The bond will be refunded when all items required by the Covenants, such as grading, culverts, etc. have been completed, and the Covenants Committee certifies their satisfactory completion to the Board of Directors. All buildings must be of the same exterior material and installation. See LPO Lot Boundary requirements # 1 below for the Survey requirements.

LPPO Property owners are also automatically members of the Lake Purgatory Drive Road Association (LPDRA). This Association has a one-time impact fee of \$500.00 which is payable to Lake Purgatory Drive Road Association, c/o Marcia Stahovich, Treasurer, 1817 Sheridan Rd., Encinitas, CA 92024. LPDRA's fee covers access from US highway 550 to the Lake Purgatory Unit I Subdivision entrance.

**LPPO Lot Boundary Requirements:** Lot owners must have their boundaries located before any construction is initiated on any lot. Construction is defined as not only dwellings, but also driveways, wells, foundations, and septic systems. Specific requirements are:

- A registered surveyor must locate each property line intersection point and each tangent point if any circle arcs exist. The points will be marked with color flagging on existing or newly placed monuments, pipes, rebar or stakes. <u>A copy of</u> <u>the property survey must be provided to the Association and approved by the Covenants Committee before any</u> <u>construction as defined in the blueprints can proceed</u>. The survey will clearly indicate whether or not any encroachments of the road surface on the lot(s) are observed.
- 2. No construction as defined above (except driveway) is to be planned within 25 feet of the road right of way or within 15 feet of any other boundary. If other non-covered construction structures are planned in these areas (such as decks) the surveyor must mark that boundary at intervals of not less than 50 feet. If the road also borders a side boundary, such as in a corner lot, and construction is planned within 25 feet of that boundary, it must also be marked by the surveyor as described above. The site must be marked with planned building locations prior to the inspection by the Covenants Committee.
- 3. All current members of the Covenants Committee must sign this application before submitting it to the Board for final action. The committee will perform all inspections on the property and make all decisions regarding this application during the construction.
- 4. Protection of the roadways is of paramount importance to the Association and its lot owners. As a result, certain requirements may be imposed upon a lot (such as grading or installation of a culvert or culverts). If they are required, the items will need to be completed early in the course of construction to prevent any damage to the roadways. The Covenants Committee will advise the lot owner if there is a need for culvert(s), and will determine the size and location for them. After the culvert installation, the owner or builder is responsible to notify the Covenants Committee to request a culvert inspection. (Phone 970-375-2260) or email to LPPOBOARD@LPPO.ORG.

Signatures by the Covenants Committee of the LPPO Association below indicate the acceptance of the conditions set forth above and a recommendation to the Board of Directors that the site be approved for construction.

Date	Date
Date	Date