

Lost River Valley
PROPERTY OWNERS ASSOCIATION

New Construction/Major and Minor Project Approval Form

PO Box 40, Lost River, WV 26810 • www.lrvpoa.org

As members of the Lost River Valley Property Owners Association, we have a responsibility to comply with the rules and regulations of our Covenants and By-Laws. This two-page document spells out the Association's construction requirements and the steps owners should take if they intend to develop or improve their properties. In the spirit of neighborly cooperation, we ask all members to utilize this form to ensure that changes to your property are made in compliance with the Covenants and By-Laws and with consideration to the environment, your neighbors and other members.

Before you begin work on...

Major Projects:

- excavating a new driveway
- building a house
- adding on to an existing house
- undertaking a major landscaping project (including a pool)
- other (please describe below)

Minor Projects:

- building a fence or wall
- erecting a shed or out building
- constructing a deck
- other (please describe below)

...complete the following five easy steps!

- STEP 1** Complete and submit this form and the LRVPOA Project Questionnaire.
- STEP 2** For major projects only, discuss the concept with an LRVPOA Board member at your site.
- STEP 3** Submit detailed plans and specifications to the LRVPOA Board.
- STEP 4** Receive approval from LRVPOA Board. Please allow 30 days for Board consideration, but this usually happens faster.
- STEP 5** Pay voluntary construction impact fee.

Owner Name: _____ Signature: _____

LRVPOA Lot Number/Address: _____ Date: _____

Email: _____ Evening Phone: _____ Daytime Phone: _____

Project Description: _____

LRVPOA Project Questionnaire

Note: In order to comply with LRVPOA Covenants, owners must respond “Yes” to questions that apply to the project. If an answer is “No” to an applicable question, the owner must request a waiver to the Rules of the Covenants from the LRVPOA Board. A “Yes” answer to Questions 19-20 is highly recommended.

- Yes No N/A **1.** Does dwelling enclose more than 560 square feet, not including porches and garages?
- Yes No N/A **2.** Is structure (including porches and garages) placed more than 25 feet from side or rear lines of lot?
- Yes No N/A **3.** Is structure (including porches and garages) placed more than 60 feet from center line of any road?
- Yes No N/A **4.** Are external materials in harmony with surrounding structures?
- Yes No N/A **5.** Is the location of the structure in harmony with surrounding structures?
- Yes No N/A **6.** Will all exterior construction be completed and closed-in within 8 months?
- Yes No N/A **7.** Will any building of a temporary nature (if needed) be removed within 4 months?
- Yes No N/A **8.** Will existing easements across lot (if any) remain free of obstruction?
- Yes No N/A **9.** Will a culvert at least 12 inches in diameter be installed under driveway leading to road?
- Yes No N/A **10.** Will the natural flow of surface water remain undisturbed?
- Yes No N/A **11.** Will all drainage ditches remain unobstructed?
- Yes No N/A **12.** Is all parking off street?
- Yes No N/A **13.** Is there adequate off street parking for owners and guests?
- Yes No N/A **14.** Are all signs less than one square foot?
- Yes No N/A **15.** In the event any road is damaged by owner or contractor, will road be repaired to its prior condition at contractor’s or owner’s cost?
- Yes No N/A **16.** Will owner and contractor manage project so as not to accumulate garbage, refuse or trash on lot?
- Yes No N/A **17.** Will owner apply for and receive Location Improvement Permit from county Planning Office prior to construction? *(Contact: Hardy County Planning Commission: 304-530-0257)*
- Yes No N/A **18.** Will owner apply for and receive septic and well permits from county Health Department prior to construction? *(Contact: Hardy County Health Department: 304-530-6355)*
- Yes No N/A **19.** Does lot have a 911 emergency response street address displayed at driveway leading to road? *(Contact: Hardy County Emergency Services: 304-530-0291)*
- Yes No N/A **20.** Will owner pay appropriate, voluntary, construction impact fee to LRVPOA?

The Fee Schedule can be found online at
www.lrvpoa.org/reno-const.html.