



Forbes Lake of The Ozarks Park Land Owners Association PROJECT APPROVAL HANDBOOK

The purpose of the Environmental Control Committee (ECC) Project Approval Handbook is to ensure proposed projects conform with the recorded Declaration of Covenants, Conditions and Restrictions Forbes Lake of the Ozarks Park Benton County and Camden County Missouri. The ECC as per the Declaration provides guidelines, oversight, and approval of all proposed improvements to lots located in The Forbes Lake of The Ozarks Park (Forbes LOA Park).

- All land owners are responsible for complying with all Federal, State, County, local authority, USACE, MODNR, EPA, Ameren/Union Electric, Southwest Electric COOP and any other Government Entity, laws and regulations. All land owners are solely responsible to remain in compliance with all provisions of the recorded Declaration of Covenants, Conditions and Restrictions Forbes Lake of the Ozarks Park Benton County and Camden County Missouri.

As per Article VII of the recorded Declaration of Covenants, Conditions and Restrictions Forbes Lake of the Ozarks Park Benton County and Camden County Missouri, the ECC is to monitor compliance with the Covenants. The guidelines developed by the ECC are applied to all owners' improvements, consistently and without bias. "Owner" and "Landowner" are used interchangeably throughout documents.

PROJECT COMPLETION AGREEMENT: Owners are expected to complete this plan as designed and approved. Deviations from the ECC approved build must be requested, evaluated and re-approved. Failure to complete the build as (re)approved will result in a penalty up to and including the requirement to restore the lot to its original prebuild conditions to include removal of all evidence of construction and construction materials.

NOTE: As directed by the covenants, all plans for any proposed improvement need to be submitted to and approved by the ECC *prior to the start of work*. This includes but is not limited to the following:

- Title documents showing your ownership
- New home construction plans, additions, or alterations to existing structures
- Garages, storage buildings of any kind
- Tree removal
- Culverts, Driveways, Sidewalks, and/or Fences, Ponds
- Boat ramps, Docks
- Use of explosives by licensed contractor
- Prescribed (Controlled) Burning notice

Each requested improvement or project is handled on a case-by-case basis. Generally, compliance with industry standards for residential construction and as defined by applicable State/Local law is required as well as being in harmony with the Forbes environment.

We are here to help you! Please let us know if you or your contractor have suggestions on how to improve our service and/or this packet of information. We thank you in advance for your understanding and cooperation!

Environmental Control Committee (ECC) E-Mail: ecc@forbesmo.org

PROJECT APPROVAL HANDBOOK INDEX

Article VIII Protective Covenants provide guidance, restrictions, conditions, and rules for building and use of the properties and common areas of Forbes Lake of the Ozarks Park.

This handbook contains information and reference items as well as documents that must be completed and submitted to FLOA office either in person or by mail (by the **Land Owner**). The documents will be downloaded at the office and then submitted to the ECC for evaluation. Original documents remain with the Forbes LOA office. You will receive copies of appropriate forms for your records. The index below will help you locate what you need.

NOTE: Please submit all documents to FLOA office in a timely manner so that unnecessary delays in your building schedule can be avoided. Submit your request by postal system or by hand and only on currently approved form(s). Submission on out of date forms is not acceptable and you will be required to be resubmit on form(s) currently published on FLOAB website. The ECC meets on the *Wednesday before the 3rd Monday of each month*. Submission of documents prior to this meeting will expedite the evaluation procedure and, if approved, the subsequent construction process

IMPORTANT! *Your title documents along with pages 3 through 9 must be submitted with your Home Build Application before the Construction Permit (page 13) can be issued. Pages 10 through 14, 17 may be required if construction includes those items. Project cannot be started until you receive the Permit. Project must be completed with water and sanitation prior to issuance of Completion Inspection and Acceptance Certificate.*

<u>INDEX of Pages</u>	<u>All Projects</u>	<u>Completed By</u>	<u>Page#</u>
Title / Home Builders Guide Sheet / Owner Contact Information	Yes	Owner	3/4
Building Completion Inspection and Acceptance	Yes	ECC	5
ECC Construction File Checklist	Yes	Owner/ECC	6
Home Construction Application (Inclusive of pages 5-13)	Yes	Owner	7
-Site Map (must contain all of the following, if applicable)			
<ul style="list-style-type: none"> • Home and other Structure(s), Property Pins • Tree removal • Driveway/s and sidewalks 	<ul style="list-style-type: none"> • Culverts • Decks/Porches/Docks • Power system 		
Contractors Guidelines (MUST be complete and included with Home Build Application)			
<ul style="list-style-type: none"> • New Construction Terms/Agreement • Contractor Access Form 	<ul style="list-style-type: none"> Yes On Demand 	<ul style="list-style-type: none"> Owner Signature Owner 	<ul style="list-style-type: none"> 8 9
Forms (MUST be complete and be submitted with Home Build Application)			
<ul style="list-style-type: none"> • Power Line Approval (SW-E) w/Area Brush & Tree Removal • Alternate power system viability/certification • Wastewater Permit with well location • Culvert Application 	<ul style="list-style-type: none"> Yes If Applicable Yes Yes 	<ul style="list-style-type: none"> Owner/SW Owner Owner Owner/ECC 	<ul style="list-style-type: none"> 10 10 11 12
Construction Permit	Yes	ECC	13
Additional Forms (Included in Application package to be used as needed)			
<ul style="list-style-type: none"> • Small Project Request • Dock Project Request • Request for Time Extension for Home Building • Prescribed (Controlled) Burn Notice • Benton Co and/or Camden Co Health Department Handout 	<ul style="list-style-type: none"> If Applicable If Applicable If Applicable Yes 	<ul style="list-style-type: none"> Owner Owner Owner Owner (Handouts for Reference) 	<ul style="list-style-type: none"> 14 15 16 17

Environmental Control Committee (ECC) can be contacted at: ecc@forbesmo.org

HOME BUILDERS GUIDE SHEET - Owner Contact Information

Basic Building Requirements

- Home building - main floor must be a minimum of 1000sq ft, not counting porches, decks, garages, etc.
- Septic System - home must have a COUNTY approved septic permit.
- Well - System must meet STATE/COUNTY requirements
- Culvert - STATE requirement of 15-inch minimum diameter and below road grade
- Property Line Easement - no above ground construction within 30' of front/side/back property lines

Submission of Building Packet - Refer to page 6 of this packet

- Proof of lot ownership. Office staff will assist with this.
- Completed Building Packet
- Map of lot with measured distances from the lot line. Show the proposed locations of the following *These locations may change due to restrictions by covenants and/or easements, authorizing permits. They can change as conditions and extenuating circumstances arise*):
 - Well, Water Catchment/Retention Systems
 - Septic System House and Driveway/Culverts
 - All subsequent outbuildings and docks
 - Any other land modifications (including, but not restricted to ponds, retaining walls, etc.)
- Submit a picture or plans of any proposed buildings. Picture(s) or plans need not be professionally done (can be internet or magazine pictures of what you want to build, **but must be an accurate representation**).
- County GIS map of the lot. Forbes office can assist with this Include placements and measurements.

ECC Review/Approval Process

The ECC meets the Wednesday before the third Monday of each month at 9:00a.m. in the Forbes Conference Room. At that time, the committee will review any submissions received. While the lot owner is welcome to attend, attendance is not required. A decision should be made prior to the end of that meeting month. The landowner should receive a Certified Mail response from the ECC within 60 days of submittal of an application to proceed.

Prior to approval of the construction, one or more members of the committee will visit the lot and review the proposed project on site. While the lot owner is welcome to be present, it is not required. We will attempt to let you know when we will be on the lot.

Prior to submission of the packet, the following locations should have been marked at the lot.

1 - Mark with flags or stakes:

- Well/water catchment-retention systems
- Septic system
- Power system and tree removal
- Lot boundary pin locations
- House corners
- Driveway/culvert location
- Corner locations of any outbuildings
- Any other land modifications - including, but not limited to ponds, retaining walls, etc.)

2 - Mark with paint or tape any trees over 6" in diameter that must be cleared for construction.

Additional Items to Note:

- Building a new home is an expensive undertaking and many technical issues may come into play. These issues are best discussed with the contractor or builder, and/or State/County officials.
- The ECC will not be involved in any technical or construction issues regarding the building of the house. They will only act as a guide in meeting Forbes Park standards.
- Should issues arise concerning the inability of the landowner to meet any of the Covenant requirements or restrictions, the ECC is willing to meet with the homeowner to discuss these problems.

911 Address Assignment

We encourage you to obtain your 911 address as soon as possible. First, you will not be able to schedule telephone installation until this has been done. Second, a 911 address will enable the Emergency Response Crews/Equipment to respond to your location in the event of an emergency. Contact the appropriate County Department and ask for "mapping":

- Benton County - (660) 438-5323
- Camden County - (573) 346-2243

Please complete the assigned 911 address information below.

Indicate here if you plan on full-time _____ or part-time _____ residency as well as your mailing address which may be post office box.

Forbes Street Address _____

City, State, Zip Code _____

Mailing Address _____

City, State, Zip Code _____

Telephone Number _____

If your phone is unlisted, please inform the LOA office. Nevertheless, please note that phone numbers are not released by the office, but requests for contact are. Telephone service can be provided by:

- Century Link (800) 786-6272
- AT&T (800) 464-7928
- COMO Connect (844) 993-4237

Once you have obtained your street address, contact various available telephone companies to determine which company provides service to that address.

Protective Covenants of Forbes Lake of the Ozarks Park, Article VIII

Verify that you have signed the owner’s acknowledgement sheet and it is on file at the Forbes LOA office. It is required prior to accepting a build proposal.



HOME BUILDING COMPLETION INSPECTION AND ACCEPTANCE

Landowner Name _____

Lot Number _____

BEGIN DATE _____
(from Permit)

DEADLINE DATE _____

It is the landowners responsibility to inform the ECC/LOA that the Home Build Project is ready to be inspected by the ECC within 2 weeks of completion of the project. The ECC will inspect the project for the items below and submit the document to the board for final approval.

To be completed by ECC member performing inspection.

Date	Initial	
_____	_____	911 Emergency Address Assignment recorded at office
_____	_____	Culvert Inspection - Existing culverts on road(s) not damaged.
_____	_____	Power system installation COMPLETED
_____	_____	Septic/sanitation system installation COMPLETED
_____	_____	Well water retention/storage system COMPLETED
_____	_____	Temporarily Approved Vehicles REMOVED from lot
_____	_____	Small Projects (not part of original site plans) COMPLETED
_____	_____	Storage tanks hidden from view
_____	_____	Lot graded to finish grade of cleared area
_____	_____	All building scraps, brush and rock piles disposed or stored out of sight

If any item/s above were NOT been checked or failed inspection. Details of all action required are listed below:

Variance(s) Granted YES / NO Record details below:

ECC _____ ECC _____ ECC _____

(at least two ECC signatures are REQUIRED)

BOARD APPROVAL _____

FINAL ACCEPTANCE Date _____



ECC CONSTRUCTION FILE CHECKLIST

Lot Number _____ Owner Name _____

Note: Pages 3 through 8 must be on file and Permit Issued by ECC prior to start of construction.

REQUIRED PRIOR TO START OF CONSTRUCTION

Owner will usually contact office to obtain Project Approval Handbook. Office should go through this packet with them and point out that Page 3 is the place to start with any project. Owner will attach all required documents and submit them to the Forbes LOA office. Office will scan into storage and retain ALL original, providing copies to ECC/Owner. **OWNER PLEASE BE AWARE THAT YOU CANNOT PROCEED WITH WORK UNTIL YOU RECEIVE A PERMIT.**

REQUIRED PRIOR TO START OF CONSTRUCTION

	DATE	COMPLETED	PAGE
	Submitted	By	#
Owner Contact Information	_____	Owner	4
Home Construction Application (attach to this Page with site maps)	_____	Owner	7
Building Completion Inspection and Acceptance (Variances)	_____	ECC	5
Tree removal affected trees marked	_____	Owner	10
Culvert/s as part of site map - may require further documentation	_____	Owner	12
Driveway/s and sidewalks as part of site map (Small Project Form, SPF)	_____	Owner	14
Decks/porches/garages/sheds/docks as part of site map (SPF)	_____	Owner	14

- *In accordance with Article VII, Section 2, of the Covenants, once all documents are submitted, ECC will examine the lot examine the Home Build Application for accuracy and completion. If approved, the committee will issue the Construction Permit and conduct monthly inspections to inspect progress and compliance with Covenants.*

CONTRACTOR GUIDELINES

Prior to directors signing the Construction Permit (page 13), the ECC or office will ensure the following two (2) forms are completed and signed by owner.

- New Construction Terms/Agreement Form _____ ECC/Owner 8
- Forbes LOA Park Contractor Access Form On Demand Owner 9

Please ensure that you have completed ALL items on this form to avoid any delay approval of your proposal and possibly causing any delays on construction.

CONSTRUCTION PERMIT

_____ ECC 13
 After completion of the above forms, the ECC will issue the CONSTRUCTION PERMIT. The approved route, any modifications, and pictures to document condition of roads/culverts should be attached before issuing the permit. The Forbes LOA office will retain the original Permit and send a copy to the owner. This constitutes permission to proceed with construction. **The ECC will notify the office of the actual "Start Date" (see note on Permit).**

FORMS: The Construction Permit and following original forms submitted with this proposal will be placed in the permanent file. Those marked with (*) are required prior to issuance of construction permit.

- * Power Line (SWEC) / Alternate Systems with Area Brush & Tree Removal _____ Owner 10
- Well location marked on the Wastewater application _____ Owner 11
- * Wastewater Permit _____ Owner 11
- * Culvert Application _____ Owner 12
- Small Project Request _____ Owner 14
- Dock Project Request (not eligible until building project completed) _____ Owner 15
- Request for Time Extension for Home Building (one year interval max) _____ Owner 16
- Prescribed (Controlled) Burn Notice (Fire Chief notified of plan) _____ Owner 17

HOME CONSTRUCTION APPLICATION

Landowner Name _____ Lot/Unit Number _____/_____

Landowner or Contractor must complete and submit this form and all attachments to Forbes LOA Office prior to breaking ground.

Plans and **Site Map** can be either computer generated or hand-drawn to scale. Please use either 8-1/2" x 11" or 14" paper maximum. Full size blueprints are **not** accepted due to storage considerations. Graph paper is encouraged and will be provided upon request.

A. ECC APPROVAL _____ PLANS - Exterior dimensions and total square footage must be shown as well as location and site of building (1000sq ft minimum on main floor excluding decks and porches for home construction)

The following information is required to assure environmental safety and harmony with our environment.

_____ Main Floor Square Footage _____ Total Square Footage _____ Type of foundation
_____ Design Style (ranch, etc.) _____ Exterior Siding Type _____ Type of building materials
_____ Exterior Color _____ Trim Type _____ Roofing Material
_____ Trim Color _____ Certified Type/Source of residence power
_____ County approved septic permit/location well system

B. ECC APPROVAL _____ SITE MAP - Indicate location of structures on site map (septic system, well and power systems must have supporting documents supplied by County, SWEC / Certified Professional, verifying viable operation/location.

Forbes LOA office will supply unit map, upon request, which shows lot dimensions. Site map must include location of structures indicating in feet from lot lines to structures to document 30' boundary required by Covenants.

C. ECC APPROVAL _____ SITE ACCEPTANCE - After the site map has been received, a member of the ECC will examine your lot. The following will need to be completed PRIOR TO this inspection:

- Mark with paint or tape all trees 6" diameter at chest height to be removed more than 10' outside the footprint of any structure
 - Clearly mark all property pins
 - Stake out driveway and sidewalks
 - Stake out location of proposed culvert (state of Missouri minimum is 15" diameter)
- Note:** If the ECC determines that the culvert requested by the landowner is not adequate, the landowner will be required to redo the installation and/or sign an acknowledgement that the owner will be financially responsible for repairs to damaged roads caused by inadequate culvert/s.

D. ECC APPROVAL _____ POWER/SEPTIC/WELL/CULVERT - Verified pages 8 through 13 are completed in this Home Construction Application.

OTHER PROJECTS: Required **PRIOR TO start of work**

Projects other than home construction - the ECC will work with you to determine which forms will be required based on the scope of your project.

All approved projects **INACTIVE for one (1) year will have to be re-submitted on current form available from Forbes LOA Park office**

NEW CONSTRUCTION TERMS/AGREEMENT FORM

Lot/Unit Number _____/____ Landowner Name _____

It is the Forbes LOA's responsibility to maintain roads in passable condition. The construction of a new home dramatically increases not only the amount of traffic, but the weight of the heavy trucks involved in any kind of construction results in costly maintenance of roads. The LOA had developed these regulations to ensure that all landowners are treated equally and that funds are allocated uniformly.

The following items are intended to specifically address what costs will be absorbed by the LOA and what expenses will be incurred by the landowner. Under no circumstances is the LOA responsible for any damage done to contractor equipment, landowner equipment or any structure. It is the responsibility of the landowner and/or their contractor to determine proper procedures to protect their equipment/property.

Conversely, the landowner may be liable for damage done to Forbes roads or culverts. The following items will be documented by pictures prior to the issuance of a permit by the ECC to protect the LOA, the landowner, and contractors.

Construction Route Location and Road Preparation - The LOA/ECC will determine the route to be used for all construction vehicles. Condition of existing construction route location and gravel roads will be examined to verify integrity of road structure. Grass roads must be prepared as directed by the LOA/ECC to form proper roadbed. Final road base and finish grading must be done when construction is complete at the LOA's expense. Once construction is complete and the road has passed inspection by the LOA/ECC, the LOA will then assume maintenance of the road. If heavy truck traffic during construction results in the necessity for more gravel on any Forbes Road, the landowner will be responsible for the costs of repairing the road **prior to the finish grading.**

Intersections - Most of the roads constructed by Sangre de Cristo were not engineered to accommodate large vehicles. If an intersection is deemed inadequate, it is the obligation of the landowner to provide whatever may be needed: rock, grading, etc. Any modification to the roads **must be included** as part of the Construction Permit (this handbook page 13).

Culverts - The weight of construction vehicles may affect existing culverts. If a vehicle damages the end/s of a culvert because of turning radius, etc., the landowner will be billed for the cost of repairs.

Overhanging Trees/Branches - The LOA will remove obstructions up to a height of 15', if necessary. If clearance is needed beyond that height, it will be the landowner's responsibility to arrange for this work to be done at their expense.

Weather Considerations - IMPORTANT The LOA/ECC will issue a permit for construction to begin after submission and approval of all required documents. However, it is extremely important the landowner and/or contractors be aware of the limitations that may be demanded by condition of roads caused by weather. If an owner or contractor chooses to have trucks use Forbes roads when they are too soft or wet, **the owner will be billed for any resulting repairs.**

My signature below certifies that I have read the above construction terms and have received a copy for my files and will distribute it to my contractors as needed.

Landowner Signature

Date

OWNER STATEMENT OF COMPLYING WITH BUILD PLAN

My signature below certifies that I will be expected to complete this plan as designed and approved. Deviations from the build must be requested, evaluated and approved. Failure to complete the build will result in penalty up to and including the requirement to restore the lot to its original prebuild conditions to include removal of all evidence of construction, construction materials **at owner's expense.**

Landowner Signature

Date



FORBES LOA PARK CONTRACTOR ACCESS FORM

The General Contractor and/or Landowner shall be responsible for completion of this form which is required to be on file at the Forbes LOA Office *prior to start of construction*. **All subcontractors must be listed** and the owner must make all contractors aware of the Construction Terms on page 8 as well as the restrictions detailed below. The LOA will provide blank contractor passes to the landowner upon receipt of the form to be issued to all contractors.

The following restrictions apply to all contractors and their crews. Pass must be posted in vehicle/s at all times. Use only assigned routes. Responsible and respectful behavior - if a workman fails to abide by any restriction, a WARNING will be issued. *Speed limit is 25 mph. Littering roads, trails, lakes or other property is prohibited. Use of Common Areas or other private property is prohibited. No trail bikes, motorcycles or ATV's are permitted on Forbes roads.* Continued offenses will result in that contractor being banned from working in Forbes.

	Dates		Company	Telephone Number	Type of Work
	From	To			
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					



POWER UTILITY INFORMATION

Landowner Name _____

Lot/Unit Number _____/_____

SWEC POWER LINE

Contact Southwest Electric Cooperative to schedule installation of electricity. It may take several weeks to get on their schedule. Southwest will set up a meeting for you and/or your contractor at the job site.

A **Unit Map** (available from the LOA office) *must be provided* to Southwest Electric for this meeting to plat and document routing for electric power lines. **This map must be returned to the LOA office with routing for power lines marked and included in your build application.**

For powerlines that utilize the roads of Forbes, the maintenance department of Forbes must be involved.

Contact should be made with all affected landowners to let them know if trees in the utility easement are scheduled to be removed.

For cost and installation information, Contact:

Southwest Electric Cooperative (In office 8:00 a.m. to 4:30 p.m. daily)

P.O. Box 150, Bolivar, MO 65613

Office: (800) 262-0326 or (417) 326-5244

Fax: (417) 326-6871

POWERLINE EASEMENT

I/We, _____ owner/s of Lot _____ in Unit _____ of Forbes Lake of the Ozarks Park hereby acknowledge I/we have received a copy of the recorded "RIGHT OF WAY EASEMENT" that has been granted to Southwest Electric Cooperative by Sangre de Cristo Ranches Inc.

Landowner Signature

Date

ALTERNATIVE POWER SYSTEMS (If SWEC Power not Employed)

I/We, _____ the owner/s of Lot _____ in Unit _____ of Forbes Lake of the Ozarks Park, will not utilize SWEC power and accept that I must include in my project approval handbook what type of power system I plan to use. Certification of the alternate system must be submitted with the proposal. Details of how the system works and a detailed description of the installation with documentation that the system is viable on the property being built. Any additional special requirements including tree removal must also be included.

NOTE: Generators of any sort are only for emergency backup purposes only. They are not acceptable for primary energy source.

Landowner Signature

Date



WELL RECORD / WASTEWATER PERMIT

Landowner Name _____ Lot Number _____

NOTE: A handout to Benton County or Camden County Health Department-Section for Environmental Services is available at the Forbes LOA office.

The County approved permit document must be on file in the Forbes LOA office before the ECC will issue a Construction Permit

1 - Well Record

Wells must be drilled in accordance with all standards required by the State of Missouri. Your well is required to be 100' from the septic system and 50' from all property lines. ***Obtain a copy of water well record from contractor and submit to LOA office files and for build application.*** The location of the well must be included on the map submitted to the County office with the Waste Water Application.

"DNR Domestic/Multifamily Well Record and Pump Information Data" is a downloadable form available on Missouri DNR/Form MO 780-1902/Water, Heat Pump, Monitoring Wells:

<https://dnr.mo.gov/forms/index.html#WellInstallation>

2 - Waste Water Permit

Permit will be issued by the county and must be supplied to the LOA office for files and build application. All septic systems must be constructed in accordance with standards required by the State of Missouri and appropriate county (Benton or Camden).

Note: Septic System Requirements for Lakefront Properties in Forbes

Required - 1000 Gallon tank and 300' or more of lateral lines

Forbes LOA minimum acceptable standards for septic systems on our interior lakes are the same as those required by Benton or Camden Counties for septic systems on Lake of the Ozarks. All new lakefront property will require a system designed by a licensed engineer based on the Soils Morphology Report to protect the water quality of our lakes. Contact the appropriate county for complete instructions.

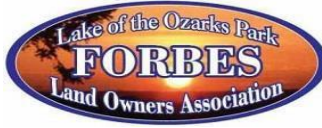
A complete list of licensed contractors by county is available online at the State of Missouri DHSS

<https://health.mo.gov/living/environment/onsite/inspectors/index.php>

ECC Member _____ Records in File Date _____

ECC Member _____

ECC Member _____



CULVERT APPLICATION

Must be complete and approved before the project may begin

Landowner Name _____ Lot Number _____

Begin Date _____ Deadline Date _____

Ref: ECC Project Approval Handbook - Building Construction Plan, Page 7 and New Construction Terms, Page 8

MISSOURI STATE LAW - MINIMUM SIZE OF CULVERT IN DRIVEWAY IS 15"

Depth of culvert should be enough that the top of the drain pipe is below road grade and covered

Note - If the LOA/ECC determines that the culvert requested or installed by the Landowner is not adequate, the Landowner must correct the deficiency or *will be financially responsible for repairs* to damaged roads caused by inadequate culvert/s and *pay the expense of the ECC/LOA to remove the inadequate culvert.*

Notice will be sent to the Landowner that the culvert is not the correct size or inadequate. You have 90 days to correct the matter or the LOA/ECC will remove the inadequate culvert **at the Landowner's expense.**

Landowner Signature _____ Date _____

Details of culvert/driveway installation (attached simple dwg for clarification): (unit/Lot map is available in the Forbes LOA office)

Attach completed Forbes LOA Park Contractor Access Form (pg9)

ECC Variance Granted YES / NO / Exception

Approved / Rejected / Exceptions _____

Reason for Rejection and or Exceptions _____

_____ Date _____

ECC _____ ECC _____ ECC _____

Landowner must inform the ECC within 2 weeks of the completion of the project for completion approval.

FINAL INSPECTION Pass / Fail Date _____

ECC _____ ECC _____ ECC _____

FINAL ACCEPTANCE Date _____



CONSTRUCTION PERMIT

(To be completed by ECC)

Landowner Name _____ Lot /Unit Number _____/ _____

Street Address _____

City, St, Zip Code _____

Phone # _____ Alt Phone # _____

Approved Route: Owner must provide this information to all Contractors

Modifications: (Suggested changes to roads, culverts, etc. as needed)

Prebuild Pictures on File: (Attach to this page in numbered order)

of Pictures _____ Property Owner Signature _____

Construction Start Date: _____

Twelve months (12) are allowed for completion unless a variance is granted for extenuating circumstances. (After ECC Proposal approval, the "Construction Start Date" will be determined by the date on which materials are delivered to the job site or groundbreaking, whichever occurs first).

Construction Deadline Date: _____

All approved projects inactive for one (1) year will have to be re-submitted on the current build application version published on Forbes LOA Park website.

Please allow time for this process to be completed. A representative of the LOA and/or ECC will :

1. **Determine route** to be used for all construction vehicles; consideration must be given to what roads will bear the weight of the trucks with as little impact as possible. This may not be the most direct route.
2. **Pictures** will be taken to document condition of roads and/or culverts.
3. **Approve/Issue** Construction Permit

Permit Issued By: (at least two ECC signatures required) _____ Date of Issue _____

ECC _____ ECC _____ ECC _____



SMALL PROJECT REQUEST

Use this form to request authorization for non-residential projects

Date Submitted _____

Landowner Name _____ Lot/Unit # _____/_____

Street Address _____

City, ST Zip Code _____

Phone # _____

Email Address _____

Provide a detailed description of the project _____

1. Attach a map of the location of the project on your lot (include location of property pins).
2. If the project is a building, attach a description, size, materials used, etc. Brochures are sufficient.
3. Submit complete Contractor Forbes LOA Park Access Form (pg 9)

Approved / Rejected / Exceptions _____

Reason for Rejection and or Exceptions _____

_____ Date _____

ECC _____ ECC _____ ECC _____

Landowner must inform the ECC within 2 weeks of the completion of the project for completion approval.

FINAL INSPECTION Pass / Fail / Exception Date _____

ECC _____ ECC _____ ECC _____



DOCK PROJECT REQUEST

Use this form to request authorization for DOCK projects.

(Note that dock/ramp projects are not accepted until residence project is completed)

Date _____

Landowner Name _____ Lot # _____

Street Address _____

City, ST Zip Code _____

Phone # _____

Email Address _____

PLEASE NOTE: There are two (2) types of lakes: private (part of Forbes) and public (Lake of the Ozarks)

- **Docks on Lake of the Ozarks are governed by, and a separate permit must be obtained from AmerenUE (Ameren.com\LakeOzarks)**
- **Forbes lakes are common areas and docks which are private property cannot be constructed on common areas.**
- In either case, plans for boat ramps on your property as with any other structures must be approved by the LOA/ECC.

1. **Attach** a copy of the permit obtained from AmerenUE
2. **Attach** a map of the location of the project on your lot (county GIS enlarged to show location accepted). Include property pin locations.
3. If the project includes a building, **attach** a description, size, materials used, etc. Brochures may be included.
4. Provide a brief description of the project

5. Submit complete FORBES LOA Park Contractor Access Form (pg 9)

Approved / Rejected / Exceptions _____

Reason for Rejection and or Exceptions _____

_____ Date _____

ECC _____ ECC _____ ECC _____

Landowner must inform the ECC within 2 weeks of the completion of the project for completion approval.

FINAL INSPECTION Pass / Fail / Exception Date _____

ECC _____ ECC _____ ECC _____



REQUEST FOR TIME EXTENSION FOR HOME BUILDING

I/We, _____ owner/s of Lot _____ in Unit _____ of Forbes Lake of the Ozarks Park hereby request an extension to continue the building project on my property. I understand that the Protective Covenants, Article VIII, (j), of the Forbes Declaration of Covenants require project completion within twelve (12) months. However, due to unforeseen circumstances, I am not able to meet that objective. **(Extensions can only be granted for a maximum of one year)**

Reason for Extension Request Describe work remains to be completed.

NOTE: Submit a new Forbes LOA Park Contractor Access Form (pg 9)

Pictures on File: (attach pictures of areas that are not complete in numbered order)

Requestor's Signature _____ **Date** _____

=====

Time extension granted/denied, date: _____ **Term of extension (in days/months):** _____ days/months

Extension Start Date _____

Projected Project Completion Date _____

Inspection of Work State by ECC Member _____ **Date** _____

Comments by Inspector

Requestors Signature agreeing to new terms: _____ **Date:** _____

Approval **Accept / Reject / Exception** **Date** _____

ECC _____ **ECC** _____ **ECC** _____



PRESCRIBED BURN NOTICE/PLAN

Land Owner Name _____ Lot/Unit Number _____/_____

Burn Date _____ Alternate Date _____ Alternate Date _____

This Notice is provided to ensure residents of Forbes LOA that the actor was made aware of the obligation to provide a safe environment for this activity.

Note, If a landowner conducts a burn and the burn becomes uncontrolled he/she shall be responsible for all damages and costs as a result of the burning including associated costs with emergency services responses.

Please note, the Fire Department may cite the landowner if the fire becomes uncontrolled.

REFERENCE: Prescribed Burning - Conservation Practice Information Sheet IS-MO338 IS-MO338 is a detailed guideline from NRCS-MO to help the actor provide this important safety shield.

https://efotg.sc.egov.usda.gov/references/public/MO/PrescribedBurn_InfoSheet_4_08.pdf

1. Reason for Prescribed Burn Notification by Land Owner: _____

2. We/I, (landowner) _____ have contacted (Date _____) our surrounding residential neighbors and the corresponding **County Non-Emergency Dispatcher for prior notification of the burn.**

Benton Co (660) 438-9555 Camden Co (573) 873-7100 Initials _____.

3. We/I, (landowner) _____ have attached a Pre-Burn Prescribed Burn Plan as described in the above Info Sheet IS_ MO338. **Initials _____.**

4. We/I, (landowner) _____ have read and agree to follow the prescribed burning procedures described in "Prescribed Burning, Conservation Practice Information Sheet IS-MO338. **Initials _____.**

5. We/I, (landowner) _____ also accept the responsibility of all costs of any damage incurred to other property(ies) including associated cost for emergency services responses which may result of the burning. **Initials _____.**

6. Attach Forbes LOA Park **Contractors Access Form** (pg9)

Land Owner Signature _____ **Date** _____

ECC Receipt of Plan _____ **Date** _____